HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, James F. Nation,

in consideration of One Thousand Four Hundred and 00/100 (\$1,400.00)------ Dollars and assumption of mortgage as set out hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Ernest G. Clardy, his heirs and assigns forever.

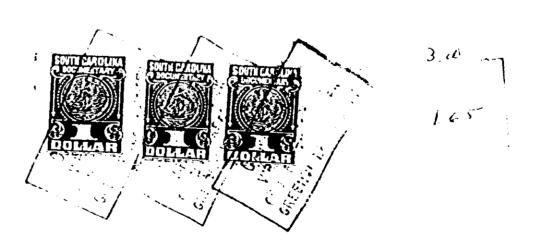
All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the western corner of Third Avenue and D Street, near the City of Greenville, being shown as Lot 84, Section 1, on a plat of the property of F. W.Poe Manufacturing Company, recorded in Plat Book Y at page 27 and described as follows:

BEGINNING at a stake at the western corner of Third Avenue and D Street and running thence with the northwestern side of D Street S. 48-53 W. 71 feet to the corner of Lot 83; thence with the line of said lot N. 41 W. 77.1 feet to a stake in line of Lot 85; thence with the line of said lot N. 49-10 E. 71 feet to a stake on Third Avenue; thence with the southwestern side of Third Avenue S. 41 E. 76.7 feet to the beginning corner.

This is the same property conveyed to the grantor herein by deed dated June 15, 1973 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 990 at Page 200 and is hereby conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the above described property.

As part of the consideration of this deed, the grantee agrees to assume and pay in full the indebtedness due on the note and mortgage covering the above described property owned by Bankers Trust (formerly Peoples National Bank, dated April 18, 1973, recorded in the RMC Office for Greenville County in Mortgage Book 1273 at Page 35, which has a present balance due in the sum of \$4,084.56.

The grantee assumes and agrees to pay Greenville County property taxes for the tax year 1975 and all subsequent years.



4328 RV-2