

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.
JUL 25 3 34 PM '75
ANNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that we, Ralph E. Alverson and Sandra S. Alverson,

in consideration of Two Thousand Six Hundred Eighty-Seven and 62/100 (\$2,687.62) -- 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 William B. Morris, his heirs and assigns forever.

All that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, at the southwestern side of the intersection of Gordon Street Extension and Owens Street, being shown and designated as Property of Eddie W. Alphin on a plat made by Carolina Engineering and Surveying Company, dated April 1, 1969, recorded in the RMC Office for Greenville County in Plat Book 4A at Page 141 and also shown as Lot A, being the northern one-half of Lot 26 of the property of India E. Pepper, et al, as revised for Oscar Thomas by survey of Dean G. Edens, R.L.S., dated May 22, 1961, recorded in the RMC Office for Greenville County, S. C. in Plat Book WW at Page 88, reference to which plat is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the grantors herein by deed of Eddie W. Alphin dated August 29, 1973 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 983 at Page 7, 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 subject property.

The grantee herein, by the acceptance of this deed, specifically assumes and agrees to pay the indebtedness due under the terms of a mortgage given by the grantors to C. Douglas Wilson & Co. and recorded in Mortgage Book 1289 at Page 339, records of Greenville County, and also hereby assumes the obligations of the grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. The balance due on said mortgage is \$14,662.38.

As a part of the consideration for this deed, the grantors do setover and assign unto the grantee all their right, title and interest in and to any escrow deposits maintained by the above named mortgagee for payment of taxes, insurance and mortgage insurance premiums connected with the above mentioned loan.

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



600

330