

GREENVILLE CO. W 1010 727

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

AVG 1027 387

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 A. 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 south-
western 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.

NOTED

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.



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1.65

0.387

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