

Mr. James W. Birchfield
Route #2
Bakersville, N.C. 28705

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NOW, Therefore, Know all men by these Presents, that I, FRANK P. McGOWAN, JR., as Master, in and for the County of Greenville, aforesaid, in consideration of the sum of

One Hundred and no/100-----(\$100.00) Dollars,

to me paid by the said James W. Birchfield

the receipt whereof is hereby acknowledged, HAVE GRANTED, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the said James W. Birchfield:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, being known and designated as Lot No. 1 on plat of Property of N.A. and Gladys G. Hack, made by W. J. Riddle, Surveyor, March 14, 1941, and recorded in the RMC Office for Greenville County in Plat Book L, at Pages 132 and 133, and having, according to said plat, the following metes and bounds:

BEGINNING at a point in the center of County Road at the intersection with Montgomery Street, and running thence along the West Side of Montgomery Street, N. 7-05 W. 292 feet to an iron pin at the corner of Lot No. 1-A; thence along the line of said Lot No. 1-A, S. 82-30 W. 76.3 feet to an iron pin at the corner of Lot No. 2; thence with the line of Lot No. 2, S. 6-20 E. 292.5 feet to a point in the center of said County Road; thence along the center of said Road, N. 82-45 E. 78.3 feet to the beginning corner.

The above described property was sold and is hereby conveyed upon the condition that the purchaser assume and agree to pay the balance due on that certain note and mortgage held by Bankers Trust of South Carolina, which mortgage is recorded in the RMC Office for Greenville County in Real Estate Mortgage Book 1199 at Page 539 having an assumption balance due thereon in the amount of \$4,285.56. This balance shall be subject to any past due or accruing property taxes.

This is the identical property conveyed by the grantee herein to one Columbus H. Smart dated November 11, 1974 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1010, at Page 71.

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