

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 FinanceAmerica Mortgage Services, Inc.

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 FinanceAmerica Mortgage Services, Inc.:

All that piece, parcel or lot of land situate, lying and being on the eastern side of Longhill Street, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as a portion of Lots 245 and 246 of the subdivision known as Pleasant Valley, plat of which is recorded in the RMC Office for Greenville County in Plat Book P at Page 92 and according to said plat has the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Longhill Street, said pin being located 145 feet south from an iron pin at the southeastern corner of the intersection of Longhill Street and Potomac Avenue and running thence N. 89-52 E. 69.5 feet to an iron pin; running thence S. 0-08 E. 90.8 feet to an iron pin in the rear line of Lot 246; running thence along the rear line of Lots 245 and 246, S. 61-57 W. 78.6 feet to an iron pin on the eastern side of Longhill Street; running thence with the eastern side of said street N. 0-08 W. 127.6 feet to an iron pin, being the point of beginning.

The property was sold subject to any outstanding or accruing property taxes.

The property was sold subject to assumption of the first mortgage given to Cameron-Brown Company, which appears of record in the RMC Office for Greenville County in Mortgage Book 1373, Page 885 dated July 28, 1976 in the original amount of \$15,850 with the balance due at the time of sale being \$15,481.65.

This is the same property conveyed to Henry W. Irby and Lillie Mae Irby by deed of George O'Shields Builders, Inc. dated July 28, 1976 and recorded July 28, 1976 in the RMC Office for Greenville County in Deed Book 1040 at Page 360.

0.830

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