

NOW, Therefore, Know all men by these Presents, that I, W. Daniel Yarborough 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 Fidelcor Mortgage Company of Georgia, 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 Fidelcor Mortgage Company of Georgia, Inc.:

Tract 1:

ALL that piece, parcel or tract of land, situate, lying and being in Grove Township, Greenville County, South Carolina on the southerly side of Blakely Road containing 3.29 acres and having, according to survey prepared by J. Don Lee, March 6, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Blakely Road, 2,200 feet, more or less, from South Carolina Highway 20 and in line of other property of grantor and running thence with said road S. 75-50 W. 234.6 feet to an iron pin; thence S. 25-10 W. 646 feet to an iron pin in line of property of M. W. Fore; thence N. 64-50 W. 230 feet to an iron pin; thence N. 25-10 E. 601 feet to the point of beginning.

The above property was sold subject to the terms of first mortgage held by American Federal Savings and Loan Association (formerly known as Saluda Valley Savings and Loan Association), which appears of record in the RMC Office for Greenville County, S.C. in Mortgage Book 1367 at Page 710, in the original amount of \$24,000, dated May 17, 1976, with the balance due at the time of sale being \$21,676.62.

The property was sold subject to any past due or accruing property taxes; also subject to the 120-day right of redemption for the United States of America.

This is the same property conveyed to Donald Riffle and Louise J. Riffle by Deed of Barnette F. Cleveland, recorded June 30, 1971, in Deed Book 919 at Page 270 of the RMC Office for Greenville County.

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