

Nov 2 4 14 PM '72

VOL 959 PAGE 379

ELIZABETH RIDDLE
R.M.C.

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LINDSEY OF S. C., INC., formerly known as
LINDSEY BUILDERS, INC.

KNOW ALL MEN BY THESE PRESENTS, that

in consideration of ONE HUNDRED TEN THOUSAND (\$110,000.00) and no/100-----Dollars
AND ASSUMPTION OF MORTGAGE INDEBTEDNESS SET FORTH BELOW
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto INVESTMENT PROPERTIES, INC., its successors and assigns:

ALL those certain pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina on the Northern side of Henderson and being shown and designated as Lots Nos. 1 through 64 (less 4 lots hereinafter set forth) inclusive, as same are shown and designated on a Plat entitled "TERRYDALE", with same having been made by Campbell & Clarkson, Surveyors, Inc., dated June 9, 1971, and being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4N, Page 17, reference to which is herewith craved for a more particular description.

There is excluded from this conveyance Lots Nos. 47 and 48 as shown on the above mentioned Plat, with same having been previously conveyed by the Grantor herein to Anthony G. Francis and Susan M. Francis by deed dated May 5, 1972, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 942, Page 569. There is further excluded from this conveyance Lot No. 24 as shown on the above mentioned Plat with same having been previously conveyed by the Grantor herein to James Walker Slaton, Jr. by deed dated June 30, 1972, and being recorded in the RMC Office for Greenville County, South Carolina in Deed Book 947, Page 439, and also in Deed Book 954, Page 349. The reason for the recording being that in the deed recorded in 947/439, the Grantee was spelled as Slatton when same should have been Slaton and with the deed at 954/349 being a corrective deed. There is further excluded from this conveyance Lot No. 40 as shown on the above mentioned Plat; the same having been previously conveyed by the Grantor hereof to Robert E. Henry by deed dated August 25, 1972, and being recorded in the RMC Office for Greenville County, South Carolina in Deed Book 955, Page 643.

As a part of the consideration of this deed, the Grantee assumes and agrees to pay in full the indebtedness due on the Note and Mortgage covering the above described property from Lindsey Builders, Inc. to Carolina Federal Savings & Loan Association in the original sum of \$140,000.00, dated June 11, 1971, and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1194, Page 343, which has a present balance due in the sum of \$126,667.01 ALSO the Note and Mortgage given by Lindsey Builders, Inc. to First Piedmont Bank and Trust Company in the original sum of \$70,000.00, dated February 18, 1972, and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1222, Page 659, which has a present balance due in the sum of \$63,332.99. The total indebtedness herein assumed by the Grantee is the sum of \$190,000.00. As to the priorities of the two Mortgages herein assumed by the Grantee, see that certain Agreement dated February 18, 1972, by and between Carolina Federal Savings & Loan Association of Greenville, South Carolina, Lindsey Builders, Inc. and First Piedmont Bank and Trust Company, with same being recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1222, Page 681.

(NOTED)

The Grantor further herein conveys all of its right, title and interest in and to all water lines, valves and related appurtenances installed in TERRYDALE Subdivision and further herewith assigns to the Grantee all of its right, title and interest in and to any payments which the Grantor may be entitled to by reason of the installation of the aforementioned water system.

2C3.1

- 589 - 263.1 - 1 -