

DEED BY FRANK B. WOODRUFF, JR. & MARTHA M. WOODRUFF

STATE OF SOUTH CAROLINA )  
                                  )           BOND FOR TITLE  
COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS: FRANK B. WOODRUFF, JR.,  
and MARTHA M. WOODRUFF have agreed to sell to MILTON P. YEAGER,  
JR., and MELISSA NAN YEAGER a certain lot or tract of land in  
the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate  
in the State of South Carolina, County of Greenville,  
Town of Mauldin, being known and designated as Lot  
53 on plat of Bishop Heights, prepared by Ethan C.  
Allen, RLS, dated January, 1966 and recorded in the  
RMC Office for Greenville County in plat Book BBB,  
Page 171, and on a more recent plat of property of  
Frank B. Woodruff, Jr., and Martha M. Woodruff,  
prepared by Freeland and Associates, dated May 5,  
1975, and having, according to the more recent plat,  
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of  
Ashmore Bridge Road, joint front corner of lots 53 and  
52 and running thence N. 57-29 W., 225.0 feet to an  
iron pin; thence S. 32-31 W., 100.0 feet to an iron  
pin at the joint rear corner of lots 54 and 53; thence  
with the common line of lots 54 and 53, S. 57-29 E.,  
225.0 feet to an iron pin on Ashmore Bridge Road;  
thence with said Ashmore Bridge Road, N. 32-31 E.,  
100.0 feet to an iron pin, being the point of beginning.

And execute and deliver a good and sufficient warranty  
deed therefor on condition that they shall pay the sum of  
THIRTY-FOUR THOUSAND AND NO/100 (\$34,000.00) Dollars in the  
following manner:

THREE-THOUSAND FIVE HUNDRED AND NO/100 (\$3,500.00)  
Dollars herewith and assume the loan of the seller's on the above  
mentioned property with The South Carolina National Bank; however,  
in the event that the purchasers are unable to assume said loan,  
then the purchasers agree to pay to the sellers the sum of  
*Seventy-Six 05/100 (\$276.05)*  
TWO HUNDRED NINETY-FIVE AND 17/100 (\$295.17) Dollars per month  
until the above mentioned loan has been paid in full by the sellers.

The Sellers agree to convey and deliver a good and  
sufficient warranty deed to Purchasers at the time Purchasers are  
able to assume the above mentioned loan, and if they are unable,  
then at the time that the loan has been paid in full by the  
Sellers.

The Sellers agree to keep the loan payments current,  
and the Purchasers agree to keep monthly payments to Sellers  
current.

RECORDED BY 00000

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