

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 Two Hundred and no/100-----(\$200.00)-----Dollars, to me paid by the said William Epstein and Elaine Epstein

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 William Epstein and Elaine Epstein :

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, City of Greenville, in Ward One, on the north side of West Stone Avenue, being known and designated as the eastern half of Lot No. 7, Map 4, Subdivision of the property of Eugenia A. Stone, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book VV, Page 542, and having according to a survey made by W. J. Riddle, Surveyor, in March 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of West Stone Avenue in the center of the front line of said Lot No. 7 at the corner of other property of Thomas G. Crymes, Sr., which point is 196.5 feet east of the intersection of Wilton Street, and running thence on a line through the center of said Lot No. 7, N. 5-30 E. 200 feet to an iron pin in the center of the real line of Lot No. 7; thence S. 84-30 E. 71.5 feet, more or less, to an old hedge row, which point is 6.1 feet east of an iron pin, which pin is at the northeast corner of said Lot No. 7, Map 4; thence along the old hedge row S. 5-30 W. 200 feet to a point in said old hedge row on the north side of West Stone Avenue, which point is 6.1 feet east from an iron pin, which pin is the southeast corner of Lot No. 7, Map 4, and said point being 393 feet west of the intersection of Townes Street; thence along the north side of West Stone Avenue, N. 84-30 W. 71.5 feet, more or less, to the beginning corner.

The property was sold subject to two existing mortgages as follows:

Mortgage of South Carolina Federal Savings and Loan Association which appears of record in the RMC Office for Greenville County, S.C., in Mortgage Book 1413, Page 341, dated October 19, 1977, in the original amount of \$39,000, with the balance due at the time of sale being \$37,043.44.

Mortgage of Jeanne E. Phillips which appears of record in the RMC Office for Greenville County, S.C., in Mortgage Book 1409, Page 959, dated September 15, 1977, in the original amount of \$10,000, with the balance due at the time of sale being \$10,000, plus interest at 7% from September 15, 1977.

The property was sold subject to any past due or accruing property taxes.

This is the same property conveyed to Carolina Trade Exchange, Inc. by two deeds: One from David D. Armstrong dated September 16, 1978, and recorded in the Office of the R.M.C. for Greenville County on October 23, 1978, in Deed Book 1090 at Page 376, and one from B. J. Fuller dated September 16, 1978, and recorded in the Office of the R.M.C. for Greenville County on October 23, 1978 in Deed Book 1090 at Page 386.

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