

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, J. H. Mauldin and G. F. Wakefield

in the State aforesaid
in consideration of the sum of Twenty-one Hundred Seventy-seven and 44/100
DOLLARS,

and assumption of mortgage set out below
to us paid by James H. Trammell

in the State aforesaid, (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 James H. Trammell, his heirs and assigns forever,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

lying on the Eastern side of Berkley Avenue, and being known and designated as all of Lot No. 31 of the Franklin Park Property as shown on Plat recorded in the R. M. C. Office for Greenville County in Plat Book M at Page 89, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the Eastern side of Berkley Avenue at the joint front corner of Lots Nos. 31 and 32, and running thence with the line of Lot No. 32, S. 57-32 E. 205 feet to an iron pin on an alley; thence with the Western side of said alley, S. 32-58 W. 70.1 feet to an iron pin; thence N. 57-32 W. 205 feet to an iron pin on Berkley Avenue; thence with the Eastern side of Berkely Avenue, N. 32-58 E. 70.1 feet to the point of beginning.

Said premises being the same conveyed to J. H. Mauldin by William F. Beck and Delphene Beck Pearson by deed recorded in Volume 289 at Page 323; J. H. Mauldin having conveyed a one-half interest to G. F. Wakefield by deed recorded in Volume 292 at Page 399.

As a part of the consideration of this deed, the Grantee assumes and agrees to pay a balance of \$3,622.56 due on a mortgage executed by the Grantors to Fidelity Federal Savings and Loan Association dated June 4, 1946, recorded in Book of Mortgages 346 at Page 18.

Grantee to pay 1946 taxes.