



STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

OLLIE FARNSWORTH
R.M.C. Know All Men by These Presents:

That I, David G. Traxler, in the State aforesaid, in consideration of the sum of - - - Seven Hundred and No/100 (\$700.00) - - - DOLLARS, and assumption of mortgage hereinbelow referred to

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Philip A. McBride, his heirs and assigns, all that piece, parcel or lot of land in Greenville Township, County of Greenville, State of South Carolina, lying and being situate on the Southern side of Prancer Avenue, within the limits of the City of Greenville, South Carolina, being known and designated as Lot # 315, Pleasant Valley, according to plat of said Subdivision prepared by Dalton & Neves in April, 1946, including additions to said plat through November, 1948, as recorded in the R.M.C. Office, Greenville, South Carolina, in Plat Book "P", at Page 92, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Prancer Avenue at joint front corner of Lots # 315 and # 316, said pin being 227.7 feet Southwest of iron pin in the Southwest corner of the junction of Prancer Avenue with Phoenix Avenue and Long Mill Street; thence S. 0-08 E. 160 feet to an iron pin at joint rear corner of Lots # 315 and # 316; thence S. 89-52 W. 60 feet to an iron pin at joint rear corner of Lots # 314 and # 315; thence N. 0-08 W. 160 feet to an iron pin at joint front corner of Lots # 314 and # 315 on the Southern side of Prancer Avenue; thence along said Avenue, N. 89-52 E. 60 feet to iron pin at joint front corner of Lots # 315 and # 316, the point of beginning.

The herein named grantee is to pay the 1949 taxes on the above described property.

The above described property is subject to restrictions recorded in the R.M.C. Office for Greenville County in Deed Volume 301, at Page 60.

The above described property is part of the same conveyed to me by The Robert I. Woodside Company on the 16th day of May, 1949, said deed being recorded in the R.M.C. Office for Greenville County in Deed Volume 381, at Page 350.

As a further consideration hereof, the grantee herein named assumes and agrees to pay that certain note and mortgage, dated June 9, 1949, given by David G. Traxler to The First National Bank and TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining Recorded in the R.M.C. Office for said County in Vol. 429, Page 262 TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 12th day of October in the year of our Lord One Thousand Nine Hundred and Forty Nine.

Signed, Sealed and Delivered in the Presence of
Virginia Workman
Edward Ryan Hamer
_____ (Seal)
_____ (Seal)
_____ (Seal)
_____ (Seal)

State of South Carolina, }
Greenville County } Personally appeared before me Virginia Workman
and made oath that she saw the within named grantor(s) David G. Traxler
written deed, and that she, with Edward Ryan Hamer sign, seal and as his act and deed deliver the within
witnessed the execution thereof.
Sworn to before me this 12th day of October, A. D. 19 49
Edward Ryan Hamer (Seal)
(Notary Public for South Carolina)

State of South Carolina, }
Greenville County } RENUNCIATION OF DOWER
I, Edward Ryan Hamer, Notary Public, do hereby certify
unto all whom it may concern, that Mrs. Julia P. Traxler wife of the within named David G. Traxler did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Philip A. McBride, Jr., his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 12th day of October, A. D. 19 49
Edward Ryan Hamer (Seal)
(Notary Public for South Carolina)
Julia P. Traxler

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 14th day of October 19 49 at 10:29 A.M., No. 24412

222-8-15