

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

FILED
GREENVILLE CO. S. 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 Newton Canady, 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 # 314, Pleasant Valley, according to plat of said Subdivision prepared by Dalton & Neves, Engineers, in April, 1946, as revised through November, 1948, as recorded in the R.M.C. Office for Greenville County, 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 # 313 and # 314, said pin being 347.7 feet Southwest of iron pin in the Southwest corner of the intersection of Prancer Avenue with Phoenix Avenue; thence S. 0-08 E. 160 feet to an iron pin at joint rear corner of Lots # 313 and # 314; thence N. 89-52 E. 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 on the Southern side of Prancer Avenue at joint front corner of Lots # 314 and # 315; thence along said Avenue, S. 89-52 W. 60 feet to an iron pin at joint front corner of Lots # 313 and # 314, 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, South Carolina, in Deeds Volume 301, at Page 60.

As a part of the consideration hereof, the herein named grantee assumes and agrees to pay, according to its terms, that certain note and mortgage, dated June 18, 1949, given by David G. Traxler in favor of The First National Bank, Greenville, South Carolina, securing the sum of \$3,000.00, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgages Volume 430, at Page 55.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

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 21st day of October in the year of our Lord One Thousand Nine Hundred and Forty-Nine.

Signed, Sealed and Delivered in the Presence of

David G. Traxler (Seal)

Virginia Workman
Edward Ryan Hamer



State of South Carolina,
Greenville County

Personally appeared before me Virginia Workman

and under oath that she saw the within named grantor(s) David G. Traxler sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 21st day of October, A. D. 19 49
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Virginia Workman

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 Phillips 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 Newton Canady, 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 21st day of October, A. D. 19 49
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Julia Phillips Traxler

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded, 24th day of October, 19 49 at 2:34 P. M., No. 25210

222-8-14