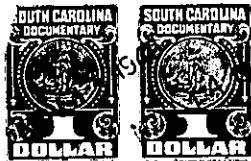


STATE OF SOUTH CAROLINA, GREENVILLE COUNTY.

NOV 14 3 51 PM 1949
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 Walker Milton James, 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 Northern side of Prancer Avenue, within the limits of the City of Greenville, South Carolina, being known and designated as Lot # 268, 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 Northern side of Prancer Avenue at joint front corner of Lots # 267 and # 268, said pin being 420 feet Southwest of iron pin at common corner of Lots # 260 and # 261 on the Northern side of Prancer Avenue at junction of Prancer Avenue with Phoenix Avenue and Long Hill Street; thence N. 0-08 W. 160 feet to an iron pin at joint rear corner of Lots # 267 and # 268; thence S. 89-52 W. 60 feet to an iron pin at joint rear corner of Lots # 268 and # 269; thence S. 0-08 E. 160 feet to an iron pin at joint front corner of Lots # 268 and # 269 on the Northern side of Prancer Avenue; thence along said Avenue, N. 89-52 E. 60 feet to an iron pin at joint front corner of Lots # 267 and # 268, 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 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 10, 1949, given by David G. Traxler in favor of The First National Bank, Greenville, South Carolina, securing the sum of \$3,000.00, said mortgage being recorded in the R.M.C. Office for Greenville County in Mortgage Volume 429, at Page 259.

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 12th day of November 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, David G. Traxler, and Edward Ryan Hamer. Includes two \$1 documentary stamps.

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 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 12th day of November, A. D. 19 49. 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 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 Walker Milton James, 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 14th day of November, A. D. 19 49. Notary Public for South Carolina. Canceled documentary stamps attached: S. C. \$ U.S. \$ 3:51 P. 26984. Recorded this 14th day of November 19 49 at M., No. 222-6-32