STATE OF SOUTH CAROLINA 4 01 141 1959



GREENVILLE COUNTY

,ភ្នំការការជ Kir 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 LOUIE D. MORGAN, his heirs and assigns, all that piece, parcel or lot of land in Gantt Township, County of Greenville, State of South Carolina, lying and being situate on the Northern side of Prencer Avenue, within the limits of the City of Greenville, South Carolina, being known and designated as Lot #271, Pleasant Valley, according to plat of said Subdivision prepared by Delton & 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 #271 and #272, said pin being 480 feet Northeast of iron pin in the Northeast corner of the intersection of Prancer Avenue and Panama Avenue; thence N. 0-08 W. 160 feet to an iron pin at joint rear corner of Lots #272 and #271; thence N. 89-52 E. 60 feet to an iron pin at joint rear corner of Lots #271 and #270; thence S. 0-08 E. 160 feet to an iron pin at joint front corner of Lots #271 and #270 on the Northern side of Prancer Avenue; thence along said Avenue S. 89-52 W. 60 feet to an iron pin at joint front corner of Lots #271 and #272, the point of beginning.

The Grantee herein is to pay the 1950 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 amended in Volume 367, at Page 106.

As a part of the consideration hereof, the grantee assumes and agrees to pay, according to its terms, that certain note and mortgage dated December 21, 1949, given by David G. Traxler to 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 Mortgages Volume 445, at Page 306.

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, 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.

of our Lord One Thousand Nine Hundred and

Witness the grantor's(s') hand and seal

in the year

Signed, Scaled and Delivered in the Presence of

this

State of South Carolina,

Greenville County

Personally appeared before me

Evelyn 3. Etheredge

and saide oath that is he saw the within named grantor(s) NOTARL M

David G. Traxler

waten deed and that she with PIJBLIC Sworn to before me this 23rd

sign, seal and as Edward Ryan Hamer

act and deed deliver the within witnessed the execution thereof.

Ryan Hamen Kotary Public for South Carolina

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named

I, Edward Ryan Hamer , Julia P. Traxler

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 relinguish unto Louie D. Morgan, 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.

₁₉50

GWEXAnder my hand and seal this 23rd of A. D. 19 Notary Public for South Carolina Recorded this 23rd day of January