

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Know All Men by These Presents:

That DAVID G. TRAXLER ----- in the State aforesaid,
in consideration of the sum of Five Thousand Seven Hundred Fifty & No/100----- DOLLARS,
and assumption of mortgage described below:
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 JAMES M. GRIMWOOD, his heirs and assigns:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 50 and the adjoining one-half of Lot No. 51, Pleasant Valley Subdivision, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "BB", page 163, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Prince Avenue, joint front corner Lots 49 and 50, said iron pin being 498.8 feet in a Northwesterly direction from the intersection of Pleasant Ridge Avenue and Prince Avenue, and running thence N. 69-31 E. 160 feet to an iron pin, joint rear corner Lots 49 and 50; thence N. 20-29 W. 90 feet to a point in the center of the rear lot line of Lot No. 51; thence through the center of Lot No. 51 S. 69-31 W. 160 feet to an iron pin in the center of the front lot line of Lot No. 51 and on the Northeasterly side of Prince Avenue; thence along the Northeasterly side of Prince Avenue S. 20-29 E. 90 feet to an iron pin, the point of beginning.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given The First National Bank, as Trustee, on which there is a balance due of \$5,000.00; said mortgage recorded in Mortgages Volume 621, page 330.



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 25th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Five.

Signed, Sealed and Delivered in the Presence of

Juanita Cleland
Edward Ryan Hamer

David G. Traxler (Seal)

(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Juanita Cleland

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

Sworn to before me this 25th day of February, A. D. 19 55
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Juanita Cleland

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 James M. Grimwood, 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 25th day of February, A. D. 19 55
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Julia P. Traxler

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$-----
Recorded this 3rd day of March 19 55 at 5:30 P. M., No. 5635

222-1-181