

STATE OF SOUTH CAROLINA

OCT 6 3 55 PM 1955

GREENVILLE COUNTY

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



That DAVID G. FRAXLER in the State aforesaid, in consideration of the sum of FIVE THOUSAND THREE HUNDRED AND 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 HENRY DORRMOND LEONARD, his heirs and assigns:

All that piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the Northern portion of Lot No. 69 and the Southern portion of Lot No. 70 on plat of Pleasant Valley, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "33", page 163, and having, according to said plat and according to a plat made by R. W. Dalton, Surveyor, October, 1955, the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of Penrose Avenue, which point is in the front line of Lot No. 69 and is 15' from the iron pin at the joint front corner of Lots 68 and 69, and running thence through Lot No. 69, N. 69-31 E. 175 feet to a point in the rear line of Lot No. 69, which point is 15' from the iron pin at the joint rear corner of Lots 68 and 69; thence N. 20-29 W. along the rear lines of Lots 65 and 64, 75 feet to a point in the rear line of Lot No. 70, which point is 30' from the iron pin at the joint rear corner of Lots 69 and 70; thence through Lot No. 70, S. 69-31 W. 175 feet to a point on Penrose Avenue, said point is 30' from the iron pin at the joint front corner of Lots 69 and 70; thence along Penrose Avenue, S. 20-29 E. 75 feet to the point of beginning.

As a part of the consideration the grantee agrees to assume and pay 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 is recorded in Mortgages Volume 650, page 58.

This is the same property conveyed to the grantor by deed recorded in Deeds Volume 533, page 116.

Grantee to pay 1955 taxes.

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 6th day of October in the year of our Lord One Thousand Nine Hundred and Fifty-Five.

Signed, Sealed and Delivered in the Presence of

David G. Traxler (Seal)
Juanita B. Cleland (Seal)
Edward Ryan Hamer (Seal)
Documentary stamps: DOCUMENTARY SOUTH CAROLINA GREENVILLE COUNTY 8 DOLLARS, DOCUMENTARY SOUTH CAROLINA GREENVILLE COUNTY 5 DOLLARS

State of South Carolina,
Greenville County

Personally appeared before me Juanita B. Cleland

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

Sworn to before me this 6th day of October, A. D. 1955.
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Juanita B. Cleland (Signature)

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 Henry Dorrmund Leonard, 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 6th day of October, A. D. 1955.
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Julia P. Traxler (Signature)

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 6th day of October 1955 at 3:55 P.M., No. 26056

222-1-196.1 + Proc 222-1-196.1
(OCTO 222-1-196) + OCTO 222-1-197