

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

AUG 17 3 18 PM 1956

Know All Men by These Presents:

That we, Carl E. Jernberg, Jr. and Frances W. Jernberg, in the State aforesaid, in consideration of the sum of Forty-Nine Hundred Thirty-Two and 49/100 (\$4,932.49) DOLLARS, and assumption of mortgage set forth 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

Carl H. Trammell and Ella B. Trammell, their heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the northwesterly side of Berkley Avenue, near the City of Greenville, S. C., being designated as the greater portion of Lots Nos. 20 and 29 and a small triangular portion of Lot No. 21 of a subdivision known as Franklin Park, according to a plat by W. J. Riddle, Surveyor, dated December 1943; as recorded in the RMC Office in Plat Book M, page 89, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Berkley Avenue at a point 10 feet northeast from the joint front corner of Lots Nos. 19 and 20, and running thence along the northwesterly side of Berkley Avenue N 32-58 E 71.6 feet to a point in the front line of Lot No. 21 at the corner of property belonging to John W. Arrington, Jr.; thence along a new line through Lots 21, 20 and 29 (this line being shown on a survey by Dalton & Neves, Engineers, dated August 1950) N 57-08 W 271.2 feet, more or less, to a point on the northwesterly side of a 10 foot alley on the above mentioned Riddle plat; thence along the northwesterly side of said 10 foot alley S 46-41 W 51.8 feet, more or less, to a point which is 10 feet northeast of the rear corner of Lot No. 30; thence along the line of property heretofore conveyed by D. Frank Williams to Rebecca W. Johnson S 53-00 E 292 feet, more or less, to the point of beginning.

It is expressly understood and agreed that the above description includes a 10 foot alley to the rear of Lot No. 29 which is shown on the above mentioned plat recorded in Plat Book M, page 89, and that said alley is now closed, but the grantors do not warrant title to that portion of the above described premises as their predecessors in title have reserved the right to reopen said alley at any time.

For restrictions applicable to this lot see Deed Book 303, page 432. This conveyance is also subject to record rights-of-way for utilities, power or sewer lines.

For deed into grantors see Deed Book 422, page 207.

As a part of the consideration herein the grantees assume and agree to pay the balance of \$5,567.51 due on that certain mortgage given to First Federal Savings & Loan Association on the above described premises, which mortgage is duly recorded in the RMC Office for Greenville County.

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 their 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 17th day of August in the year of our Lord One Thousand Nine Hundred and Fifty-Six.

Signed, Sealed and Delivered in the Presence of

D. R. Cain
Von Nell B. Bell



Carl E. Jernberg, Jr. (Seal)
Frances W. Jernberg (Seal)
(Seal)
(Seal)

State of South Carolina,

Greenville County

Personally appeared before me Von Nell B. Bell

and made oath that she saw the within named grantor(s) Carl E. Jernberg, Jr. and Frances W. Jernberg sign, seal and as their act and deed deliver the within written deed, and that she, with D. R. Cain sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 17th day of August, A. D. 1956
D. R. Cain (Seal)
Notary Public for South Carolina

Von Nell B. Bell

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I, D. R. Cain

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances W. Jernberg, wife of the within named Carl E. Jernberg, Jr. 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 Carl H. Trammell and Ella B. Trammell, their 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 17th day of August, A. D. 1956
D. R. Cain (Seal)
Notary Public for South Carolina

Frances W. Jernberg

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 17th day of August 1956 at 3:18 P. M., No. 20994