

501 581 482

TITLE TO REAL ESTATE—Prepared by HINSON, TRAXLER & HAMER

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 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 MARVIN CHARLES ESKEW, 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. 445, Plat No. 5, Pleasant Valley, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "II", page 125, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Southwest intersection of Prosperity Court and Prosperity Avenue, and running thence around the curve of Prosperity Court, the chord of which is S. 26-30 E. 75 feet to an iron pin, joint front corner Lots 386 and 445; thence along the line of Lot No. 386, S. 67-16 W. 112.1 feet to an iron pin, common corner Lots 384, 386 and 445; thence N. 29-17 W. 52.8 feet to an iron pin on the Southeasterly side of Prosperity Avenue; thence along the Southeasterly side of Prosperity Avenue, N. 56-05 E. 115.4 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 \$4,000.00; said mortgage is recorded in Mortgages Volume 672, page 396.

This is a portion of the property conveyed to the grantor herein by deed recorded in Deeds Volume 498, page 240.

Grantee to pay 1956 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 19th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-Six.

Signed, Sealed and Delivered in the Presence of

Juanita B. Cleland
Edward Ryan Hamer

David G. Traxler (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,

Greenville County

Personally appeared before me Juanita B. Cleland

and made oath, that s 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 s he, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 19th day of September, A. D. 19 56.

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Juanita B. 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 Marvin Charles Eskew, 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 19th day of September, A. D. 19 56.

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Julia P. Traxler

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 20th day of September 19 56, at 9:24 A. M., No. 23838