

TITLE TO REAL ESTATE--Prepared by HINSON, TRAXLER & HAMER, Attor

STATE OF SOUTH CAROLINA,

GREENVILLE CO. S. C.

GREENVILLE COUNTY

AUG 28 10 48 AM 1957



Know All Men by These Presents:

That PHILIP A. McBRIDE, JR. in the State aforesaid, in consideration of the sum of TWO THOUSAND THREE HUNDRED TWELVE AND 03/100- DOLLARS,

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 DAVID G. TRAXLER, his heirs and assigns:

All that piece, parcel or lot of land in Greenville Township, County of Greenville, State of South Carolina, lying and being situate on the Southern side of Prancer Avenue, within the limits of the City of Greenville, South Carolina, being known and designated as Lot No. 315, Pleasant Valley, according to plat of said subdivision prepared by Dalton & 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 Southern side of Prancer Avenue at joint front corner of Lots 315 and 316, said pin being 227.7 feet Southwest of iron pin in the Southwest corner of the junction of Prancer Avenue with Phoenix Avenue and Long Hill Street; thence S. 0-08 E. 160 feet to an iron pin at joint rear corner of Lots 315 and 316; thence S. 89-52 W. 60 feet to an iron pin at joint rear corner of Lots 314 and 315; thence N. 0-08 W. 160 feet to an iron pin at joint front corner of Lots 314 and 315; on the Southern side of Prancer Avenue; thence along said Avenue, N. 89-52 E. 60 feet to iron pin at joint front corner of Lots 315 and 316, the point of beginning.

This conveyance is made subject to mortgage given to Life Insurance Company of Georgia, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgages Volume 440, page 411.

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 27th day of August in the year of our Lord One Thousand Nine Hundred and Fifty-Seven.

Signed, Sealed and Delivered in the Presence of

Anne M. White

Edward Ryan Hamer

Philip A. McBride, Jr. (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina,

Greenville County

Personally appeared before me Anne M. White

and made oath that she saw the within named grantor(s) Philip A. McBride, Jr.

written deed, and that she, with Edward Ryan Hamer sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Subscribed before me this 27th day of August, A. D. 1957.

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Anne M. White

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. Mozelle J. McBride wife of the within named Philip A. McBride, 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 David G. Traxler, 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 27th day of August, A. D. 1957.

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Mozelle J. McBride

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

Recorded this 28th day of August 1957 at 10:48 A. M. No. 20411

222.3-2-15