

Know All Men by These Presents:

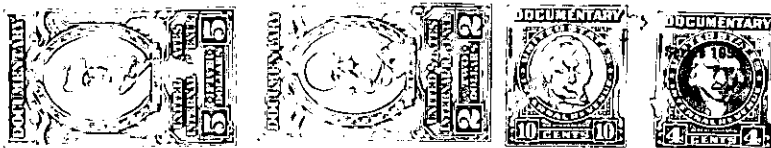


That DAVID G. TRAXLER in the State aforesaid, in consideration of the sum of SIX THOUSAND FOUR HUNDRED SIXTY-THREE AND 34/100- - - - - DOLLARS, and assumption of mortgage described below; to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said PHILLIP A. McBRIDE, JR. and MOZELLE J. McBRIDE, their heirs and assigns:

All those pieces, parcels or lots of land, with the buildings and improvements thereon, situate, lying and being on the Westerly side of Penrose Avenue within the limits of the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lots Nos. 76, 77 and the Northerly and adjoining one-half of Lot No. 78 according to Plat of Pleasant Valley Subdivision prepared by Dalton and Neves, April, 1946, as revised through July, 1954, as 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 water and bounds, to-wit:

BEGINNING at an iron pin at the center point in the front line of Lot No. 78 on the Westerly side of Penrose Avenue, which iron pin is 370.8 feet in a Northwesterly direction from the intersection of Penrose Avenue and Pleasant Ridge Avenue, and running thence along Penrose Avenue N. 20-29 W. 179 feet to an iron pin in the Northeast corner of Lot No. 76; thence along the Northerly boundaries of Lot No. 76, S. 62-34 W. 249 feet to an iron pin; thence S. 2-29 W. 162 feet to an iron pin at the center point on the rear line of Lot No. 78; thence through the center of Lot No. 78 N. 69-31 E. 312.4 feet to an iron pin at the center point on the front line of Lot No. 78 on the Westerly side of Penrose Avenue, the point of beginning.

As a part of the consideration hereof, the grantee agree to assume and pay, according to its terms, that certain note and mortgage given The South Carolina National Bank on which there is a balance due of \$5,536.66; said mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Volume 718, page 421.



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 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

Juanita B. Cleland
Edward Ryan Hamer

David G. Traxler (Seal)
[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

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 27th day of August, A. D. 1957.

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 Phillip A. McBride, Jr. & Mozelle J. McBride, 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 27th day of August, A. D. 1957.

Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Julia P. Traxler

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 28th day of August 1957 at 10:48 A. M., No. 20410

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