

NOV 23 11 34 AM '31

TITLE TO REAL ESTATE - Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

\$7.75 370m

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, J. P. TRAYNHAM in the State aforesaid, in consideration of the sum of Two Thousand Five Hundred and no/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 JAMES D. WILLIAMS, his heirs and assigns, forever:

ALL that lot of land situate at the Southwest corner of Patrol Club Road and Fairway Court, near the City of Greenville, in Greenville County, S.C., being shown as Lot No. 3 on plat of property of J.P. Traynham, Sr. recorded in Plat Book 33, Page 125, and having, according to said plat, the following metes and bounds,

beginning at an iron pin at the Southwest corner of the intersection of Patrol Club Road and Fairway Court, and runs thence along the South side of Fairway Court, S. 75-00 E., 137.1 feet to an iron pin; thence still along Fairway Court, S. 75-00 E., 10 feet to an iron pin; thence along the line of Lot 7, S. 18-42 E., 170.0 feet to an iron pin; thence N. 74-30 E., 130.5 feet to an iron pin on the North side of Patrol Club Road; thence along Patrol Club Road, N. 13-42 E., 195.0 feet to the beginning corner.

THIS property is subject to the restrictions applicable to Club View Heights recorded in the RMC Office for Greenville County, S.C. in Deed Book 535, Page 113, and also to the further restrictions that no dwelling should be erected on said lot other than the set-back line shown on the recorded plat and that no dwelling should be constructed on said lot costing less than \$20,000.

THIS is a portion of the property conveyed to the grantor by deed of J.G. Lipscomb, dated May 11, 1933, recorded in the RMC Office for Greenville County, S.C. in Deed Book 203, Page 363.

Grantee to pay 1930 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 14th day of November in the year of our Lord One Thousand Nine Hundred and thirty.

Signed, Sealed and Delivered in the Presence of

Edith G. McClellan
Patrick C. Fant

J.P. Traynham (Seal)

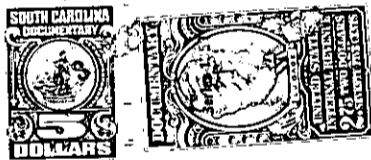
(Seal)

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State of South Carolina, Greenville County

Personally appeared before me Edith G. McClellan

and made oath that she saw the within named grantor(s) J. P. Traynham sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 14th day of November, A. D. 1931

Patrick C. Fant (Seal)
Notary Public for South Carolina

Edith G. McClellan (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Juanita R. Traynham wife of the within named J. P. Traynham 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 James D. Williams, 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 14th day of November, A. D. 1931

Patrick C. Fant (Seal)
Notary Public for South Carolina

Juanita R. Traynham (Seal)

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 23rd day of January 1931, at 11:34 A.M., No. #18375