

MAY 25 4 16 PM 1961

BOOK 674 PAGE 411

TITLE TO REAL ESTATE - Wm. Byrd Traxler, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

23 221

Know All Men by These Presents:

That I, Mabel E. Manchester, in the State aforesaid, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other valuable considerations, 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, Jr., his heirs and assigns,

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the south side of East Tallulah Drive, in that area recently annexed to the City of Greenville, being known as Lot 29 on plat of property of D. T. Smith Estate, made by Dalton and Neves, Engineers, May 1935, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "H" at page 279 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the south side of East Tallulah Drive at joint front corner of Lots 29 and 31, said pin being 400 feet west from the southwest corner of intersection of East Tallulah Drive and Ioka Street, and thence with the line of Lot 31, S. 25-20 E. 200 feet to an iron pin; thence S. 64-40 W. 100 feet to an iron pin; thence with the line of Lot 25, N. 25-20 W. 200 feet to an iron pin on the south side of East Tallulah Drive; thence along the south side of East Tallulah Drive N. 64-40 E. 100 feet to an iron pin, the point of beginning.

The grantee agrees to pay the 1961 taxes on the above described property. The property herein conveyed is the same parcel conveyed by Mabel E. Manchester and Alexander D. Manchester by deed dated May 29, 1959, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Volume 628 at page 217. The said deed reserved a life estate in the grantors. Subsequently Alexander D. Manchester died intestate on November 29, 1960. Thereafter Howard A. Simister conveyed his interest in the said property to Mabel E. Manchester, by deed dated May 20, 1961, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Volume at page

Mabel Manchester

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 25th. day of May in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of

Barbara Gambrell
William B. Traxler

Mabel E. Manchester (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Barbara Gambrell

and made oath that she saw the within named grantor(s) Mabel E. Manchester sign, seal and as her act and deed deliver the within written deed, and that she, with William B. Traxler witnessed the execution thereof.

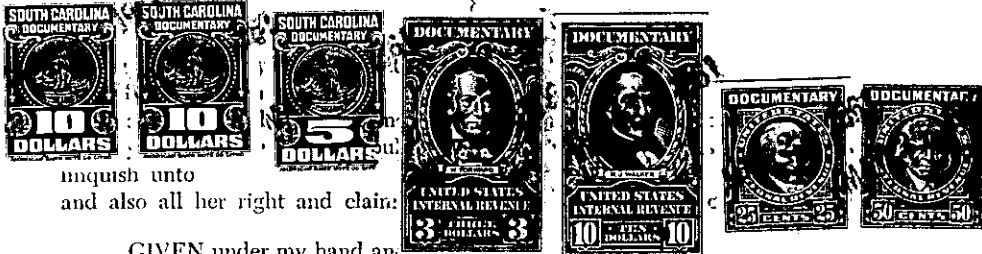
Sworn to before me this 25th. day of May A. D. 19 61
William B. Traxler (Seal)
Notary Public for South Carolina

Barbara Gambrell

State of South Carolina,

WOMAN--GRANTOR RENUNCIATION OF DOWER

Notary Public, do hereby certify



and declare that she does freely, voluntarily, renounce, release, and forever re-Assigns, all her interest and estate, therein mentioned and released.

GIVEN under my hand and seal this ... day of ... A. D. 19 ... (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ ... U. S. \$ ... Recorded this 25th day of May 19 61, at 4:16 PM, No. 29214

205-2-24