Prepared by JOHN M. DILLARD, Atto

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE



CREENVILLE CO.S.C. VOL 865 PAGE 157 APR 1 9 42 AH '69 OLLIE FARNSWORTH R.M.C.



KNOW ALL MEN BY THESE PRESENTS, that

JAMES H. TRAMMELL

in consideration of Six Thousand Five Hundred and No/100-----(\$6,500.00)-----AND ASSUMPTION OF MORTGAGE INDEBTEDNESS SET FORTH BELOW Dollars the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release UNA MAE LANE BONDS, her heirs and assigns forever:

ALL that lot of land with improvements thereon, situated in the County of Greenville, State of South Carolina, on the Northwestern side of Cottingham Circle (formerly Cottingham Street) and being known and designated as Lot No. 36 on a Plat of Monaghan Subdivision recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, pages 86 and 87, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwestern side of Cottingham Circle, joint front corner of Lots Nos. 36 and 37, and running thence with the common line of said lots, N. 13-28 W., 150 feet to an iron pin; thence with the rear line of Lot No. 36, N. 76-32 E., 75 feet to an iron pin at the joint rear corner of Lots Nos. 35 and 36; thence with the common line of said lots, S. 13-28 E., 150 feet to an iron pin on the Northwestern side of Cottingham Circle; thence S. 76-32 W., 75 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to the Grantor by deed of Fred W. Kelly recorded in the RMC Office for Greenville County, S. C., in Deed Book 854, page 49, and is hereby conveyed subject to rights of way, easements, restrictions, roadways and setback lines of public record.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage covering the above described property given by Fred W. Kelly to the Veterans Administration in the original sum of \$10,000.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1105, page 640, on which there is a balance due of \$9899.94.

The Grantee agrees to pay Greenville County property taxes for the tax year 1969 and subsequent years.

As a part of the consideration for this deed, the Grantor does hereby set over, assign and transfer to the Grantee all his right, title and interest in and to all funds maintained by the above named mortgagee in an escrow account for the payment of taxes and insurance on the above described property.

County 5 mas Petal 87.15

See Act No.380 Section 1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against the grantor(s) and the grantor's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof. WITNESS the grantor's(s') hand(s) and seal(s) this 25th day of March 1969 .

SIGNED, sealed and delivered in the presence of  Frances B. Holtzclaw  Frances B. Holtzclaw  Mmm. Alexan	James H. Trammel 1 (SEAL)  (SEAL)
Jókn M. Diliard	(SEAL)
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  sign, seal and as the grantor's(s') act and deed deliver the within we execution thereof.  SWORN to before me this 25 th day of March  My Public for South Carolina John M. Dillard  My commission expires 1/1/70.	PROBATE  undersigned witness and made oath that (s) he saw the within named grantor(s) ritten deed and that (s) he, with the other witness subscribed above witnessed the 1969.  Shawed B. Maltagew  Frances B. Holtzclaw
STATE OF SOUTH CAROLINA ) RENUNC	IATION OF DOWER

COUNTY OF GREENVILLE

I. the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever refinquish unto the grantee(s) and the grantee(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 25 thday of March

Notar Public for South Carolina John M. Dillard D. My Commission expires 1/1/70.

RECORDED this 1st., day of April

1969.

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