

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

LILLIE FARNSWORTH
R. M. C.

Know All Men by These Presents:

That I, C. E. Robinson, Jr., as Trustee

in the State aforesaid,
in consideration of the sum of One Thousand Eight Hundred Fifty and 00/100 (\$1,850.00) 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 A. Trammell, his heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 40 of a subdivision known as Riverdale, and according to a plat prepared of said subdivision said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book KK, at Page 107, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the Western edge of Riverview Drive, joint corner of lots 39 and 40 and running thence with the line of said lots N. 76-06 W. 249 feet, more or less, to an iron pin near the edge of Saluda River; thence S. 19-02 W. 182.3 feet, more or less, to an iron pin near the edge of Saluda River, joint corner of Lots 40 and 41; thence with the line of said lots N. 87-36 E. 299.3 feet, more or less, to an iron pin at the edge of Riverview Drive; thence N. 1-11 E. 100 feet, more or less, to an iron pin, the point of beginning.

ALSO, all of my right, title and interest in and to that portion of land on the Western side of said lot from the described premises to Saluda River. It being my intention that the Grantee herein shall have all of my right, title and interest in and to the land abutting the described property and Saluda River and have ingress and egress from and to the said river.

This property is conveyed subject to all easements, rights-of-way, conditions and restrictions of record.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

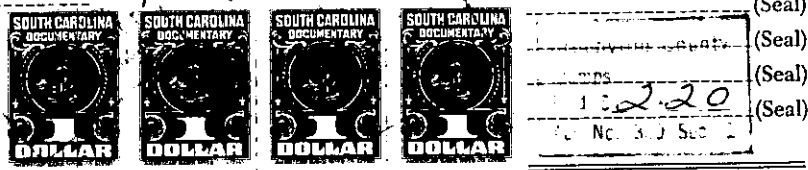
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s) ~~Heirs, Executors and Administrators~~ successors and assigns 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~~ successors 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 30th day of December in the year of our Lord One Thousand Nine Hundred and Seventy

Signed, Sealed and Delivered in the Presence of
R. N. Willis, Jr.
Doris G. Bramlett

C. E. Robinson, Jr. (Seal)



State of South Carolina,
Greenville County

Personally appeared before me Doris G. Bramlett

and made oath that he saw the within named grantor(s) C. E. Robinson, Jr., as Trustee, deliver the within written deed, and that she, with ~~Doris G. Bramlett~~ R. N. Willis, Jr., sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 30th day of December, A. D. 1970

Doris G. Bramlett (Seal)

R. N. Willis, Jr. (Seal)
Notary Public for South Carolina My Commission Expires 1/1/1977

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 (Seal) Notary Public for South Carolina

246-2321-2-31