

TITLE TO REAL ESTATE Mann, Foster, & Richardson, Attorneys at Law, Greenville, S. C.

BOOK 1010 PAGE 586

STATE OF SOUTH CAROLINA /
COUNTY OF GREENVILLE \

KNOW ALL MEN BY THESE PRESENTS, that I, Mary L. Traynham

in consideration of the sum of Fifteen thousand three hundred twenty-four and 30/100 - (\$15,324.30) Dollars and assumption of mortgage, as set out below

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Woodrow W. Taylor and Mildred G. Taylor, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on the easterly side of Bear Grass Drive, in the County of Greenville, State of South Carolina, being shown and designated as the greater portion of Lot 47 on a Plat of BILTMORE ESTATES, recorded in the R.M.C. Office for Greenville County in Plat Book Y, at Page 147, and having, according to a more recent survey by R. W. Dalton, dated March, 1958, entitled "Property of Samuel Duprey Gaillard", the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of Bear Grass Drive at a point 820.7 feet north of the northeasterly corner of the intersection of Bear Grass Drive and Two Notch Road, said pin being the joint front corner of Lots 46 and 47, and running thence along the easterly side of Bear Grass Drive N 14-46 E 45 feet to an iron pin; thence turning and continuing along the right-of-way of Bear Grass Drive N 39-22 E 34.6 feet to an iron pin, joint corner of property of the E. E. Chapman Estate; thence along the line with the Chapman Estate S 81-0 E 245.5 feet to an iron pin; thence S 24-46 W 102.2 feet to an iron pin, joint rear corner of Lot 46; thence along the line of Lot 46 N 75-14 W 241.5 feet to the point of beginning.

This conveyance is subject to protective covenants, easements and rights-of-way of record.

This is the same property conveyed to Grantor by Samuel Duprey Gaillard dated March 30, 1963, and recorded in the R.M.C. Office for Greenville County in Deed Book 719, Page 379.

As a part of the consideration herein, Grantees assume and agree to pay that certain mortgage in favor of C. Douglas Wilson & Co. in the principal amount of \$10,650.00, dated March 26, 1958, recorded in the R.M.C. Office for Greenville County in Mortgage Book 741, Page 539, and having a present balance due thereon of \$5,175.70.

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 20th day of November 19 74 .

SIGNED, sealed and delivered in the presence of Mary L. Traynham (SEAL)
Mary L. Traynham

Clark J. H. [Signature] (SEAL)
Ruth Drake (SEAL)
Greenville County
Stamps Paid \$17.05
Act. Sec. 1
\$300 DOLLARS
\$1 DOLLAR

STATE OF SOUTH CAROLINA /
COUNTY OF Greenville \
PROBATE
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20th day of November 1974
Clark J. H. [Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 9-29-81
Ruth Drake

STATE OF SOUTH CAROLINA /
COUNTY OF /
RENUNCIATION OF DOWER - UNNECESSARY -- GRANTOR A WOMAN
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 relinquish unto the grantee(s) and the grantee(s)'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
day of 19
(SEAL)
Notary Public for South Carolina
My commission expires:

RECORDED this day of NOV 20 1974 at 12:57 P.M. No. 12577

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