

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that I, W. RICHARD JAMES

in consideration of ONE AND NO/100 (\$1.00) ----- Dollars,
love and affection
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto
CAROLYN H. JAMES, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, situate on the Southern side of Byrd Blvd., being shown as Lots 146 and 147 on a revised plat of Traxler Park recorded in Plat Book F at Page 114 and 115 and having according to said plat the following metes and bounds to-wit:

BEGINNING at a stake on the Southern side of Byrd Blvd., at the joint front corner of Lots 147 and 148 and running thence with the Southern side of Byrd Blvd. S. 60-28 E. 140 feet to a stake at the corner of Lot 145; thence with the line of Lot 145 S. 29-32 W. 300 feet to a stake in the line of Lot 117; thence N. 60-28 W. 140 feet to an iron pin at the corner of Lot 148; thence with the line of Lot 148 N. 29-32 E. 300 feet to the point of beginning.

This conveyance is made subject to all recorded restrictions, easements or rights of way affecting said property. -519-207-1-15

This conveyance is made subject to a mortgage held by Fidelity Federal Savings and Loan of Greenville, South Carolina, with a present balance of \$37,299.23.

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 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 10 day of February 19 75

SIGNED, sealed and delivered in the presence of:

Carol H. McDonald
Ruth D. Hunter

W. Richard James (SEAL)

_____ (SEAL)

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 10 day of February 19 75

Carol H. McDonald (SEAL)
Notary Public for South Carolina.

Ruth D. Hunter

My Commission Expires 10-16-78

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER (NOT NECESSARY WOMAN GRANTEE)

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

Notary Public for South Carolina. (SEAL)

RECORDED this day of FEB 14 1975 at 11:30 A. M., No 19073

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