

FILED
GREENVILLE, CO. S.C.
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DONNIE S. TANKERSLEY
R.M.C.

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TITLE TO REAL ESTATE - INDIVIDUAL FORM Dillard & Mitchell, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

17 Berkley Avenue, Sans Souci
Greenville, S. C.

KNOW ALL MEN BY THESE PRESENTS, that WE, CARL H. TRAMMELL and ELLA B. TRAMMELL

in consideration of TWENTY FIVE THOUSAND AND NO/100 (\$25,000.00) -----Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto CHARLES W. SHELTON and KITTY FAY SHELTON, their heirs and assigns forever:

ALL those piece, parcels or lots of land, situate, lying and being on the northwesterly side of Berkley Avenue, in Greenville County, South Carolina, being shown and designated as the greater portion of Lots Nos. 20 and 29 and a small triangular portion of Lot No. 21 on a map of Franklin Park a revised plat of a part of the Colonia Co. subdivision made by W. J. Riddle, Surveyor, dated December 1943, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book M, page 89, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Berkley Avenue at a point 10 feet northeast from the joint front corners of Lots 19 and 20 and running thence along the northwesterly side of Berkley Avenue, N. 32-58 E., 71.6 feet to a point in the front line of Lot 21 at the corner of property now or formerly owned by John W. Arrington, Jr.; thence a new line through Lots 21, 20 and 29 (this line being shown on a survey by Dalton & Neves, Engrs., dated August 1950) N. 57-08 W., 271.2 feet to a point on the northwesterly side of a 10-foot alley; thence along the northwesterly side of said 10-foot alley, S. 46-41 W., 51.8 feet to a point in the line of Lot 29 which is 10 feet northeast of the joint rear corners of Lots 29 and 30; thence along the line of property now or formerly owned by Rebecca W. Johnson and through Lots 20 and 29, S. 53-00 E., 292 feet, more or less, to the point of BEGINNING.

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ALSO: All the right, title and interest of the grantors in and to a 10-foot alley crossing through the rear portion of the above described property and included within the above described premises but the undersigned grantors do not warrant title to that portion of the above described property which lies within the boundary lines of said 10-foot alley as shown on the above mentioned plat.

This is the same property conveyed to Carl H. and Ella B. Trammell by deed of Carl E. Jernberg, Jr. and Frances W. Jernberg recorded in Deed Book 559 at page 319 on August 17, 1956, and is hereby conveyed subject to rights of way, easements, conditions, roadways, set back lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

together with all and singular the rights, members, accreditments 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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(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 6th day of August 19 76
Signed, sealed and delivered in the presence of:

Allen S. Padman (SEAL) Carl H. Trammell (SEAL)
Ellen B. Trammell (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 6th day of August 19 76

Allen S. Padman (SEAL)
Notary Public for South Carolina
My commission expires: 11-21-84

Greenville County
Stamps
Paid \$27.50
Act No. 350 Sec. 1

Allen S. Padman
SOUTH CAROLINA
NOTARY PUBLIC
\$50
DOLLARS

STATE OF SOUTH CAROLINA } RENUNCIATION 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 relinquish 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 6th day of August 19 76
Allen S. Padman (SEAL) Ellen B. Trammell

Notary Public for South Carolina
My commission expires: 11-21-84
RECORDED this _____ day of _____ 19 _____ at _____ M. No. _____

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