

NO TITLE EXAMINATION

TITLE TO REAL ESTATE Gaddy and Davenport, Attorneys at Law, Greenville, S. C. 29603

Mr. and Mrs. John O'Connell
8 S. Beaver Lane
Greenville, S. C. 29605

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOWN ALL MEN BY THESE PRESENTS, that We, Otis M. Traynham and Barbara F. Traynham

in consideration of One Dollar (\$1.00) and assumption of mortgage as set out Dollars.
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 John F. O'Connell and Lorie B. O'Connell, their heirs and assigns forever:

All that tract or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as the major portion of Lot No. 284, Section B, of the property of Woodfields, Inc., a subdivision located on the southwestern side of the Augusta Road, and having, according to a plat of said property made by Piedmont Engineering Service, March, 1952, and recorded in the R.M.C. Office for Greenville County in Plat Book 2 at Page 121, and being the same property conveyed to Erlene J. O'Neal Coleman by deed recorded in Deed Book 786 at Page 330, in the RMC Office of Greenville County, having the following metes and bounds, to-wit:

Beginning at an iron pin on the Southern side of South Beaver Lane, at the joint front corner of Lots 271 and 284, Section B, which iron pin is 90 feet in a Northwesterly direction from the intersection of Foxhall Road and South Beaver Lane, and running thence along the line of Lot 271, S 33-06 W 112.6 feet to an iron pin at the rear corner of Lot No. 272; thence along the line of Lot 272, S 71-37 W 73.5 feet to an iron pin at the rear corner of Lot 282; thence along the line of Lot No. 282, N 38-23 W 40 feet to an iron pin at the rear corner of Lot 282; thence along the line of Lot 283, N 30-48 E 157.7 feet to an iron pin on the Southern side of South Beaver Lane, S 56-54 E 90 feet to an iron pin at the point of beginning. -159-370-7-2

This is the same property conveyed to the Grantors by deed of Erlene J. O'Neal Coleman dated September 9, 1971 and recorded in the RMC Office for Greenville County in Deed Book 925 at Page 175 on September 15, 1971.

As a part of the above stated consideration, the Grantees herein hereby assume and agree to pay the balance due on that certain mortgage to Cameron-Brown Company executed by Otis M. Traynham and Barbara F. Traynham dated September 14, 1971, in the original principal sum of \$14,800.00 and recorded in the RMC Office for Greenville County in Real Estate Mortgage Book 1206, at Page 543.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 23 day of August 1976
SIGNED, sealed and delivered in the presence of:
Otis M. Traynham (SEAL)
Barbara F. Traynham (SEAL)
Linda F. Patterson (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.
SWORN to before me this 23 day of August 1976
Otis M. Traynham (SEAL)
Linda F. Patterson (SEAL)
Notary Public for South Carolina 3-4-85
My commission expires:

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(s') heirs, 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 23 day of August 1976
Barbara F. Traynham (SEAL)
Otis M. Traynham (SEAL)
Notary Public for South Carolina 3-4-85
My commission expires:

RECORDED this _____ day of _____ (CONTINUED ON NEXT PAGE) at _____ M. No. _____

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