

Grantee's Mailing Address: 201 Shetland Way, Greer, S. C. 29651

TITLE TO REAL ESTATE—Offices of Bozeman & Greider, Attorneys at Law, Greenville, S. C.

VOL 1096 PAGE 45

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 26 2 45 PM '79
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Richard A. Traynham and Kathryn N. Traynham

in consideration of Eighteen Thousand Ten and 39/100 (\$18,010.39) ----- 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 C. L. Howell, III and Deborah H. Howell, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 46 on a plat of River Downs, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R, at Page 76, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Hackney Road at the joint front corner of Lot 46 and 47 and running thence with the joint line of said Lot N. 48-43 W. 192.25 feet to an iron pin in the line of Lot 45 thence with the line of Lot 45 N. 43-00 East 125 feet to an iron pin on the southwestern side of Shetland Way running thence with the southwestern side of Shetland Way S. 50-30 E. 165 feet to an iron pin at the intersection of Shetland Way and Hackney Road thence with the curvature of said intersection the chord of which is S. 3-15 E. 33.87 feet to an iron pin on the northwestern side of Hackney Road thence with the northwestern side of Hackney Road S. 44-00 W. 36.92 feet to an iron pin and S. 40-00 W. 69 feet to the point of BEGINNING.

This being the same property conveyed to the Grantors herein by deed of Louis W. Brummer, as Trustee in Bankruptcy for Southland Properties, Inc., dated December 20, 1977 and recorded on the 28th day of December, 1977 in Deed Book 1070 at Page 510.

This conveyance is made subject to any restrictions, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

The Grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed by Richard A. Traynham and Kathryn N. Traynham on the 20th day of December, 1977, in the original sum of \$43,650.00, in favor of First Federal (continued) 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 26th day of January 1979

SIGNED, sealed and delivered in the presence of:

Richard A. Traynham (SEAL)
Richard A. Traynham

Bruce Bozeman
Jorda W. Denty

Kathryn N. Traynham (SEAL)
Kathryn N. Traynham

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 26th day of January 19 79

Bruce Bozeman (SEAL)
Notary Public for South Carolina.
My Commission Expires: _____

Jorda W. Denty

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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

26th day of January 19 79
Bruce Bozeman (SEAL)
Notary Public for South Carolina.
My Commission Expires: _____

Kathryn N. Traynham
Kathryn N. Traynham

RECORD STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP
535.4 37.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
20.35
JAN 26 1979

(CONTINUED ON NEXT PAGE)

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