STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SONN PERSLEY

Dyer Street VII 1119 AR 314 Greenville, S.C.

KNOW ALL MEN BY THESE PRESENTS, that Philip K. Trammell and W. Richard James

in consideration of Four Thousand Two Hundred Fifty and no/100 (\$4,250.00) ---- 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 Robert E. Smith and Ada W. Smith, their heirs and assigns forever:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the East side of Parker Avenue, and being known and designated as a portion of Lots Nos. 5 and 6 of the property of F. F. Capers, as shown on plat made by W. A. Hudson, Surveyor, in 1904, which plat is a resurvey of certain lots in a subdivision known as Morgan Hills the lot hereinafter described being a portion of Lot No. 82 of Morgan Hills, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book A, at Page 70, and having, according to a recent survey made by Pickell and Pickell, Engrs., March 14, 1945, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Parker Avenue at a point approximately 201 feet south of the southeast corner of the intersection of Summitt Street and Parker Avenue, and running thence N.85-30 E. 188 feet to a post; thence S.13 W. 62.5 feet to an iron pin; thence S.82-15 W. 160 feet to a point on the east side of Parker Avenue; thence along the east side of Parker Avenue N.12-45 W. 70 feet to the beginning corner. -13-225-136-16-19

This being the same property conveyed to the grantor W. Richard James by deed from Philip K. Trammell, as recorded in the R.M.C. Office in Deed Book 952 at Page 580 on August 23, 1972, and being the same property conveyed to the grantor, Philip K. Trammell by deed from Robert M. Proctor and Samuel Proctor, as recorded in the R.M.C. Office in Deed Book 952 at Page 579 on August 23, 1972.

This deed is made subject to any restrictions and easements that appear of record, on the recorded plat or on the premises.

This deed negates and voids a Bond for Title between the grantors and the grantees signed on October 13, 1976 and recorded in the R.M.C. Office for Greenville County in Deed Book 1050 at Page 358 on January 31, 1977.

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, beins or successors and assigns, forever. And, the grantors is doles) hereby bind the grantors and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees) and the grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

SIGNED, sealed and delivered in the presence of: PROF PROF PROF		WITNESS the grantor's(s') hand(s) and	d seal(s) this 7th day o	November	. is 79	11	
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