

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, that WE, ROBERT L. GARREN and SARAH R. GARREN

in consideration of Four Thousand and no/100ths (\$4,000.00) Dollars and assumption of mortgage indebtedness set forth 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 JAMES H. TRAMMELL, his heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northwestern side of Franklin Road, in Greenville County, South Carolina, being shown and designated as Lot No. 229 and the southwestern one-half of Lot No. 228, on a plat of the property of the COLONIA COMPANY, made by Dalton & Neves, Engineers, dated February, 1938, recorded in the RMC Office for Greenville County, S. C., in Plat Book J, pages 4 and 5, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Franklin Road at the joint front corners of Lots Nos. 229 and 230, and running thence along the common line of said Lots, N. 57-02 W., 200 feet to an iron pin at the joint rear corners of said Lots; thence S. 32-58 W., 100.2 feet to an iron pin in the rear line of Lot No. 228; thence a line through the center of Lot No. 228, S. 57-02 E., 200 feet to an iron pin on the northwestern side of Franklin Road; thence along the northwestern side of Franklin Road, N. 32-58 E., 100.2 feet to an iron the point of beginning.

The above property is the same conveyed to the Grantors herein by deed of Coneley R. Poteet, recorded in Deed Book 852, page 484, and is hereby conveyed subject to rights of way, easements, setback lines, restrictions, conditions and public roads on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage given by the Grantors to First Federal Savings & Loan Association of Greenville, S. C., in the original sum of \$14,000.00, dated September 18th, 1968, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1103, page 557, which has a present balance in the sum of \$12,469.73.

The Grantee agrees to pay Greenville County property taxes for the tax year 1974.

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 assigns against the grantor(s) and the grantor(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 2nd day of April 1974

Signature of Constance J. McBride



Signature of Robert L. Garren and Sarah R. Garren



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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 2nd day of April 1974

Signature of Constance J. McBride
Notary Public for South Carolina
My commission expires: 5/22/83



Signature of John M. Dillard
John M. Dillard

Table with 2 columns: Greenville County, Stamps Paid \$ 1.00

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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

2nd day of April 1974
Signature of Constance J. McBride
Notary Public for South Carolina
My commission expires: 5/22/83

Signature of Sarah R. Garren
Sarah R. Garren

RECORDED this day of APR 6 1974 M. No. 24795

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