

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Mary G. Traxler, individually and as Executrix
under the Will of D. B. Traxler, deceased

.....in the State aforesaid,
.....in consideration of the sum of
Three Hundred (\$300.00) Dollars

to mein hand paid
at and before the sealing of these presents by Johnnie M. Garrett and Dessie B. Garrett,

(the receipt whereof is hereby acknowledged) have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said

Johnnie M. Garrett and Dessie B. Garrett, their Heirs and Assigns, forever:-

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of East Welborn Street near the City of Greenville in the County of Greenville, State of South Carolina, being shown as Lot #26 on Plat of Anderson Street Highlands made by Dalton & Neves, Engineers, 1939, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book J, Page 157, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwest side of East Welborn Street at joint front corner of Lots 25 and 26, and running thence with the line of Lot 25 S. 42-40 W. 150.55 feet to an iron pin; thence S. 47-24 E. 50 feet to an iron pin at joint rear corner of Lots 26 and 27; thence with the line of Lot 27 N. 42-40 E. 150.5 feet to an iron pin on the Southwest side of East Welborn Street; thence with the Southwest side of East Welborn Street N. 47-20 W. 50 feet to the beginning corner

This property is conveyed subject to the restrictive covenants and building restrictions recorded in the R.M.C. Office for Greenville County, S. C. In Deed Book 218, Page 180.

This is one of the lots that was conveyed to D. B. Traxler by deed of Greenville Better Built Homes, Inc., dated April 27, 1942, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 244, Page 211. The said D. B. Traxler died testate thereafter and by his will, which is on file in the Office of the Probate Court in Apartment 504, File 4, he devised all of his property to the grantor and named the said grantor as executrix with full power to sell and convey all or any part of the real estate owned by him and this conveyance is made pursuant to the power and authority conferred on the grantor as executrix under the will of said D.B.Traxler.

On May 1, 1942, the said D.B.Traxler entered into a lease with option to purchase with the grantees herein, which is of record in the R.M.C. Office for Greenville County, S. C., in Deed Book 244, Page 366, and which said grantees having exercised their option to purchase, as provided therein, this conveyance is made to them and it is understood that the said lease and the fee simple title herein conveyed shall merge and said lease and option to purchase is herewith terminated by this conveyance.

It is understood that this conveyance is made to the grantees subject to that mortgage given by them to Perpetual Building & Loan Association of Fort Mills, S. C., dated May 1, 1942, for \$2825.00, recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 311, Page 318.