

FEB 18 3 00 PM 1953

TITLE TO REAL ESTATE-Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



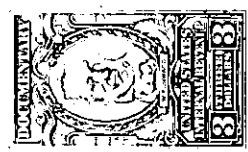
Know All Men by These Presents:

That David G. Traxler in the State aforesaid, in consideration of the sum of Five Thousand Four Hundred and No/100 (\$5400.00) DOLLARS, and assumption of mortgage described below to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Field Holtzelaw Ledford, his heirs and assigns, all that piece, parcel or lot of land situate, lying and being on the South side of Pleasant Ridge Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 96, Pleasant Valley, as per plat thereof recorded in the R. I. C. Office for Greenville County, South Carolina, in Plat Book EE, page 5, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Pleasant Ridge Avenue, joint front corner Lots Nos. 96 and 97, and running thence S. 0-08 E. 160 feet to an iron pin, joint rear corner Lots Nos. 96 and 97; thence S. 89-52 E. 35 feet to an iron pin in the line of Lot No. 95; thence N. 27-36 E. 105.8 feet to an iron pin on the Easterly side of Palmyra Avenue; thence along the Easterly side of Palmyra Avenue N. 19-47 E. 70.3 feet to an iron pin in the Southeasterly intersection of Palmyra Avenue and Pleasant Ridge Avenue; thence along the South side of Pleasant Ridge Avenue N. 89-52 E. 60 feet to an iron pin, the point of beginning.

Grantee to pay 1953 taxes.

As a part of the consideration hereof, the grantor(s) hereunto, according to its terms, that certain note and mortgage given by the grantor(s) herein to The First National Bank of Greenville, S. C., recorded in the R. I. C. Office for Greenville County, South Carolina, in Mortgage Volume 519, page 749.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining. TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof. Witness the grantor's(s) hand and seal this day of in the year of our Lord One Thousand Nine Hundred and fifty.

Signed, Sealed and Delivered in the Presence of David G. Traxler (Seal), Ross Carter (Seal), Fred W. McDonald (Seal)

State of South Carolina, Greenville County Personally appeared before me and made oath that she saw the within named grantor(s) sign, seal and as act and deed deliver the within written deed, and that she, with Fred W. McDonald witnessed the execution thereof. Sworn to before me this 17th day of February, A.D. 1953. Fred W. McDonald (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Fred W. McDonald Notary Public, do hereby certify unto all whom it may concern, that Mrs. Julia P. Traxler wife of the within named David G. Traxler did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Field Holtzelaw Ledford, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 17th day of February, A.D. 1953. Fred W. McDonald (Seal) Notary Public for South Carolina Julia P. Traxler

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 18th day of February 1953, at 3:00 P.M., No. 3894 222-4-18