

Know All Men by These Presents:

That I, **David G. Traxler**, in the State aforesaid, in consideration of the sum of **Ten and No/100 (\$10.00)**-----DOLLARS, and other valuable consideration, 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 **John Elfert Krakeel, his heirs and assigns,**

All that certain piece, parcel, or lot of land, with the improvements thereon situate, lying and being in Greenville County, South Carolina, in Pleasant Valley Subdivision, being the western one-half (1/2) of Lot 286 and all of Lot 287, as those lots are shown on a plat of said subdivision recorded in the Office of the R.M.C. for said County in Plat Book "BB", Page 163, and being more particularly described as follows:

BEGINNING at an iron pin on the northern side of Prancer Avenue, joint front corner of Lots 287 and 288, running thence N. 0-08 W. 160 feet along the joint line of said lots to an iron pin, joint corner of Lots 215, 288, 216 and 287; thence N. 89-52 E. 90 feet along the joint line of Lots 287, 286, 216, and 217, to an iron pin in the mid-point of the joint rear line of Lots 286 and 217; thence S. 0-08 E. 160 feet through the middle of Lot 286 to an iron pin on the northern side of said Avenue, the mid-point of the front line of Lot 286; thence S. 89-52 W. 90 feet along the northern side of said Avenue to an iron pin, the point of beginning.

Grantee agrees to pay 1962 County and City property taxes.
 DERIVATION: Deed Book 647, Page 97.

The above described property is conveyed subject to existing and recorded easements and rights-of-way, and subject to protective covenants recorded in Deeds Book 301, Page 60, and Deeds Book 367, Page 106.



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 **31st.** day of **August** in the year of our Lord One Thousand Nine Hundred and **Sixty-Two.**

Signed, Sealed and Delivered in the Presence of

Barbara Gambrell (Seal)
Calhoun H. Turner (Seal)
David G. Traxler (Seal)
 (Seal)
 (Seal)
 (Seal)
 (Seal)
 (Seal)

State of South Carolina, }
 Greenville County } Personally appeared before me **Barbara Gambrell**
 and made oath that **she** saw the within named grantor(s) **David G. Traxler**
 written deed, and that **she**, with **Calhoun H. Turner** sign, seal and as **his** act and deed deliver the within
 Sworn to before me this **31st.** day of **August**, A. D. 19**62**.
Calhoun H. Turner (Seal) *Barbara Gambrell*
 Notary Public for South Carolina

State of South Carolina, }
 Greenville County } **RENUNCIATION OF DOWER**
 I, **Calhoun H. Turner**, 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 **John Elfert Krakeel, 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 **31st.** day of **August**, A. D. 19**62**.
Calhoun H. Turner (Seal) *Julia P. Traxler*
 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
 Recorded this **1st** day of **September** 19**62** at **11:30 A.** M., No. **#6171**