

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

Know All Men by These Presents:

That I, James Madison, in consideration of the sum of Ten and No/100 (\$10.00) - - - - - in the State aforesaid, and assumption of mortgage hereinbelow referred to, DOLLARS, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said David G. Traxler, Sr., his heirs and assigns,

All that piece, parcel or lot of land, including the buildings and improvements thereon situate on the northerly side of Pinedale Drive, in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot 27, according to plat of property of P. L. Bruce, dated May, 1950, as revised by R. K. Campbell, R.L.S., dated July 9, 1959, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "MM" at Page 123, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Pinedale Drive at joint front corner of Lots Nos. 27 and 28, thence along the line of Lot 28 N. 19-27 W. 127.5 feet to an iron pin; thence S. 70-33 W. 60 feet to an iron pin; thence S. 19-27 E. 127.5 feet, along the line of Lot 26, to an iron pin at joint front corner of Lots Nos. 26 and 27 on the northerly side of Pinedale Drive; thence along said Pinedale Drive N. 70-33 E. 60 feet to an iron pin at joint front corner of Lots 27 and 28, the point of beginning.

The above described property is the same conveyed to the grantor herein by deed from W. M. Batson, Jr., by deed recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Volume 661, Page 465.

The herein named grantee assumes and agrees to pay, according to its terms that certain note and mortgage secured thereby, heretofore given by James Madison in favor of Carolina Federal Savings & Loan Association, Greenville, South Carolina, under date of October 27, 1960, which mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgages Volume 840, Page 173, upon which mortgage there is a principal balance of Seventy-Seven Hundred Forty-Eight and 97/100 (\$7,748.97) Dollars, with interest due from March 1, 1962. 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 July in the year of our Lord One Thousand Nine Hundred and Sixty-Two

Signed, Sealed and Delivered in the Presence of

Emily T. Purdum

Lewton Pitts Langston

James Madison

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina

Personally appeared before me Emily T. Purdum

COUNTY OF Greenville

and made oath that he saw the within named grantor(s) James Madison sign, seal and as his act and deed deliver the within written deed, and that She, with Lewton Pitts Langston witnessed the execution thereof.

Sworn to before me this 31st

day of July, A. D., 1962

Lewton Pitts Langston (Seal) Notary Public for South Carolina

Emily T. Purdum

State of South Carolina

RENUNCIATION OF DOWER

COUNTY OF ~~Greenville~~

GRANTOR A WIDOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named ~~James Madison~~ 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 David G. Traxler, Sr., 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

day of _____, A. D., 1962

(Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ P. Recorded this 10th day of September 1962 at 2:44 M., No. #6760

174.2-6-64