

FILED
GREENVILLE CO. S. C.

County Stamps Paid \$ 3.75
See Act No. 380 Section 1

BOOK 836 PAGE 97

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina
COUNTY OF GREENVILLE

WALTER C. BAKES AND BETTE L. BAKES Know All Men by These Presents:
R.M.S.

That I, Alvin Trammell, in the State aforesaid,
in consideration of the sum of Twelve Thousand Two Hundred Fifteen and 46/100 (\$12,215.46)----- DOLLARS,
and assumption of mortgage,

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 grantee(s)

WALTER C. BAKES AND BETTE L. BAKES, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the southerly side of Edwards Road, being shown and designated as Lot No. 18, on plat of Sector 1, Botany Woods, recorded in the RMC Office for Greenville County, S. C., in Plat Book "QQ", at Page 78, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Edwards Road at the joint front corner of Lots Nos. 18 and 19, and running thence with the joint line of said lots S. 5-07 W. 220.6 feet to an iron pin; running thence N. 85-07 W. 65 feet to an iron pin; running thence N. 87-24 W. 77.6 feet to an iron pin at the joint rear corner of Lots Nos. 17 and 18; running thence with the joint lines of Lots Nos. 17 and 18 N. 3-24 E. 235.9 feet to an iron pin on the southerly side of Edwards Road; running thence with the southerly side of Edwards Road S. 79-40 E. 92.1 feet and S. 81-49 E. 57.9 feet to the point of BEGINNING.

The within conveyance is subject to utility easements, rights-of-way, and restrictions of record.

As a part of the consideration, grantee assumes and agrees to pay the balance due on that certain mortgage from Alvin Trammell to First Federal Savings & Loan Association of Greenville, S. C., said mortgage being in the original amount of \$40,000.00, dated June 29, 1967, recorded June 29, 1967, RMC Office for Greenville County, S. C., Mortgage Book 1062, at Page 45, upon which there is a present balance due of \$39,784.54.

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 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, 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, or Successors 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(s) and seal(s) this 3rd day of January, 19 68

Alvin Trammell (Seal)

Signed, Sealed and Delivered in the Presence of

Barbara D. Payne



_____ (Seal)

_____ (Seal)

_____ (Seal)

State of South Carolina
COUNTY OF GREENVILLE

Personally appeared before me 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 3rd day of January, A. D., 19 68

Barbara D. Payne (Seal)
Notary Public for South Carolina Commission Expires January 1, 1970

Barbara D. Payne

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 3rd day of January, A. D., 19 68

Louise C. Trammell

Barbara D. Payne (Seal)
Notary Public for South Carolina Commission Expires January 1, 1970

Cancelled documentary stamps attached: S. C. \$ _____ : U. S. \$ _____, 19 68, at 3:01 P.M., No. 18591

Recorded this 8th day of January

- 271 - P15.13-1-23