

FILED
GREENVILLE CO. S.C.
JUN 13 1974
SUNNIE S. TANNER
R.M.C.

TITLE TO REAL ESTATE - INDIVIDUAL FORM
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that JAMES H. TRAMMELL

in consideration of Six Thousand Two Hundred Forty-four and 02/100ths (\$6,244.02) -- Dollars and assumption of mortgage indebtedness set forth below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto WALTER R. LLOYD and FRANCES E. LLOYD

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northwestern side of Franklin Road, in Greenville County, South Carolina, being shown and designated as Lot No. 229 and the southwestern one-half of Lot No. 228, on a plat of the property of the COLONIA COMPANY, made by Dalton & Neves, Engineers, dated February, 1938, recorded in the RMC Office for Greenville County, S. C., in Plat Book J, pages 4 and 5, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Franklin Road at the joint front corners of Lots Nos. 229 and 230, and running thence along the common line of said Lots, N. 57-02 W., 200 feet to an iron pin at the joint rear corners of said Lots; thence S. 32-58 W., 100.2 feet to an iron pin in the rear line of Lot No. 228; thence a line through the center of Lot No. 228, S. 57-02 E., 200 feet to an iron pin on the northwestern side of Franklin Road; thence along the northwestern side of Franklin Road, N. 32-58 E., 100.2 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Grantor by deed of Robert L. Garren, et al, recorded in Deed Book 996, page 577, and is hereby conveyed subject to rights of way, easements, setback lines, restrictions, conditions and public roads on plats and other instruments of public record and actually existing on the ground affectint said property.

As a part of the consideration for this deed, the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given by Robert L. Garren and Sarah R. Garren to First Federal Savings & Loan Association of Greenville, S. C., in the original sum of \$14,000.00, dated September 18th, 1968, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1103, page 557, which has a present balance due in the sum of \$11,831.22.

(OVER)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), 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 or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and assigns against the grantor(s) and the grantor(s)'s heirs or successors 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 31st day of July 19 74
Constance B. McBride (SEAL)
James H. Trammell (SEAL)

STATE OF SOUTH CAROLINA PRORATE
COUNTY OF GREENVILLE
Personally appeared 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 31st day of July 19 74
Constance B. McBride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83
John M. Dillard

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
COUNTY OF GREENVILLE
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) respectively, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this 31st day of July 19 74
Constance B. McBride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83
RECORDED this _____ day of _____ 19____ at _____ 11:15 A. M. No. _____
(CONTINUED ON NEXT PAGE)

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