

DEED TO REAL ESTATE Prepared by SENEY T. JAY, ATTORNEY AT LAW, 111 MAIN STREET, GREENVILLE, SOUTH CAROLINA

JUL 22 11 15 AM '75

State of South Carolina

COUNTY OF GREENVILLE

That JAMES A. TRAMMELL, INC.

Given All Men by These Presents:
R.M.C.

in the State aforesaid,
in consideration of the sum of Twenty Thousand Four Hundred Twenty-Eight and 07/100----- DOLLARS,
Plus Assumption of Mortgage as set out below

to the grantor(s) in hand paid at and before the sealing of these presents by the grantees(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) **ALVIN TRAMMELL, HIS HEIRS AND ASSIGNS FOREVER:**

ALL that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the northwesterly side of U. S. Highway #29 (Wade Hampton Blvd.), and being shown and designated as property of Alvin Trammell on plat prepared by Carolina Surveying dated May 22, 1974, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of U.S. Highway 29 at corner of property of Taylors Fire and Sewer District, and running thence with the northwesterly side of said Highway, S. 50-30 W. 150 feet to an iron pin; running thence N. 39-38 W. 152.47 feet to an iron pin; running thence N. 50-30 E. 150 feet to an iron pin at corner of property of Taylors Fire and Sewer District; thence running with said property line, S. 39-38 E. 152.47 feet to the point of BEGINNING.

The within is a portion of the property conveyed to the grantor by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 1001 at Page 90, and in Deed Book 1000 at Page 197.

As a part of the consideration, the grantee assumes and agrees to pay the balance due, the same being \$40,000.00, on the certain mortgage from the grantor to Alvin F. Batson, et. al., said mortgage being in the original amount of \$50,000.00 and being recorded in the RMC Office for Greenville County in Mortgage Book 1312 at Page 55.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear, of record, on the recorded plats, or on the premises.

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 14th day of July, 1975

JAMES A. TRAMMELL, INC. (Seal)

BY: James A. Trammell, Pres. (Seal)

Signed, Sealed and Delivered in the Presence of
[Signature]
[Signature]



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 14th day of July, A. D. 1975

[Signature] (Seal)
Notary Public for South Carolina
Commission Expires: 10/20/79

[Signature]

State of South Carolina

COUNTY OF GREENVILLE

NOT APPLICABLE -- GRANTOR A CORPORATION
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 _____ day of _____, A. D. 19____

Notary Public for South Carolina

Cancelled Documentary stamps attached: S. C. S.

Recorded this JUL 22 1975 day of _____, U. S. S.

11:45 AM 1975

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