BOOK 661 PAGE 280

TITLE TO REAL ESTATE — Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

$7.75 stamps

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

FEB 1 12 03 PM 1961

Know All Men by These Presents:

That I, J. P. TRAYNHAM in the State aforesaid,

in consideration of the sum of Two Thousand Five Hundred and no/100 ---------- DOLLARS,

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 R. C. BUCHANAN, his heirs and assigns, forever:

ALL that lot of land situate on the North side of Fairway Court, near the City of Greenville, in Greenville County, S.C., being shown as Lot No. 2 on plat of property of J.P.Traynham, Sr. recorded in Plat Book UU, Page 125, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Fairway Court at joint corner of Lots 1 and 2, and runs thence along the line of Lot 1, N. 36-44 W., 250 feet to an iron pin; thence S. 56-26 W., 175 feet to an iron pin; thence with the line of Lot 3, S. 31-45 E., 208 feet to an iron pin on the North side of Fairway Court; thence along Fairway Court, N. 68-25 E., 200 feet to the beginning corner.

THIS property is subject to the restrictions applicable to Club View Heights recorded in the RMC Office for Greenville County, S.C. in Deed Book 536, Page 413, and subject to the further restrictions that no dwelling should be erected on said lot nearer than the set-back line shown on the recorded plat and that no dwelling shall be constructed on said lot costing less than $20,000.

THIS is a portion of the property conveyed to the grantor by deed of J.G.Lipscomb, dated May 11, 1938, recorded in the RMC Office for Greenville County, S.C. in Deed Book 203, Page 363.

Grantee to pay 1960 taxes.

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 14th day of November in the year of our Lord One Thousand Nine Hundred and sixty.

Signed, Sealed and Delivered in the Presence of

Edith G. McClellan

Patrick C. Fant

J. P. Traynham Sr (Seal)
(Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Edith G. McClellan

and made oath that she saw the within named grantor(s) J. P. Traynham sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 14th day of November, A. D. 19 60

Patrick C. Fant (Seal)
Notary Public for South Carolina

Edith G. McClellan

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify unto all whom it may concern, that Mrs. Juanita R. Traynham wife of the within named J.P. Traynham 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 R.C.Buchanan, 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 14th day of November, A. D. 19 60

Patrick C. Fant (Seal)
Notary Public for South Carolina

Juanita R. Traynham

Cancelled documentary stamps attached: S. C. $_____; U. S. $_____

Recorded this 1st day of February 19 61, at 12:00 - M., No. #19140