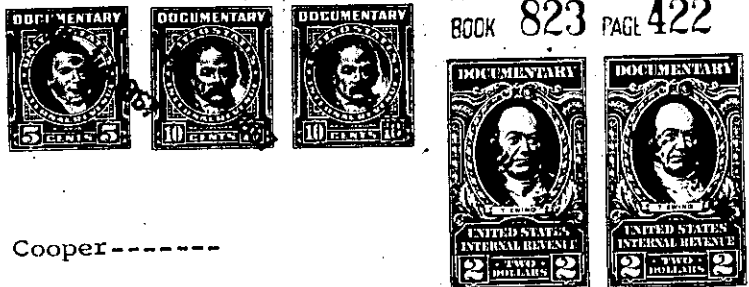


FILED
GREENVILLE CO. S. C.
JUL 14 11 31 AM 1967
OLLIE FANNINGWORTH
R. M. C.



BOOK 823 PAGE 422

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that ----Lois H. Cooper-----

in consideration of --Four Thousand, Four Hundred, Thirty-five and 90/100 (\$4,435.90)--Dollars, and assumption of mortgage hereinbelow referred to----- the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto --Lawrence R. Traxler and Delilah J. Traxler, their heirs and assigns:

All that certain piece, parcel or lot of land including the buildings and improvements thereon situate, in the County of Greenville, State of South Carolina and in the Town of Mauldin, being known and designated as Lot No. 77 on a plat of Section No. 2, of Peachtree Terrace Subdivision by G. A. Wolf dated March, 1965, as recorded in the R.M.C. Office in Plat Book BBB at page 154 and also according to revised plat recorded in Plat Book PPP at page 36, and having the following metes and bounds to wit:

BEGINNING at an iron pin on the northeasterly side of Pinehurst Drive at the joint front corner of Lots Nos. 76 and 77 and running thence with the northeasterly side of said Drive, N. 39-51 W. 149.1 feet to an iron pin near the intersection of Pinehurst Drive and Rosewood Circle; thence with the curve of said intersection, the chord of which is N. 10-26 E. 36.7 feet to an iron pin on the southeasterly side of Rosewood Circle; thence with the said Circle N. 60-28 E. 72 feet to an iron pin; thence N. 50-14 E. 67 feet to the joint corner of Lots 77 and 78; thence with the line of Lot No. 78 S. 48-23 E. 148.1 feet to an iron pin on the joint rear line of Lots 76 and 77; thence with the joint line of said lots S. 46-24 W. 188.6 feet to an iron pin at the point of beginning.

The herein named grantees are to pay the 1967 taxes on the above described property. The above described property is subject to existing easements, rights of way, reservations and the following restrictions which are incorporated in deed from E. M. Bishop to Leake & Garrett, Inc. dated April 1, 1965 recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Vol. 771 at page 138:

1. This lot shall be used exclusively for residential purposes.
2. Any residence constructed on said lot shall be of frame or brick construction.
3. No dwelling shall be constructed on said property having less than 1200 square feet on the first story exclusive of open porches, breeze-ways and car port.

The grantees herein assume and agree to pay according to its terms that certain note and mortgage secured thereby heretofore given by Charles W. Franks and Margaret C. Franks in favor of First Federal Savings & Loan Association, Greenville, S. C. recorded in the said R.M.C. Office in Mortgage Vol. 1028 at page 95 which mortgage was assumed by the grantor herein by deed from the said mortgagors dated March 2, 1967 and recorded in the said R.M.C. Office in Deed Vol. 814 at page 635, upon which mortgage there is a balance of \$16,064.10 with interest due thereon from July 1, 1967.

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 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 1967.

SIGNED, sealed and delivered in the presence of:
 _____ (SEAL)
Lois H. Cooper
 LOIS H. COOPER
 _____ (SEAL)
Shirley R. Jameson
 _____ (SEAL)
William B. Traxler
 _____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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.

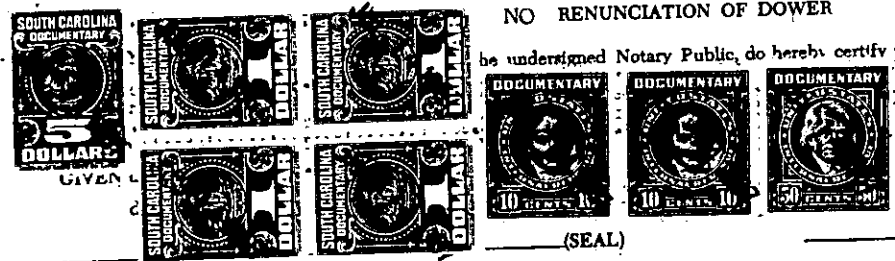
SWORN to before me this 14th day of July 1967.

William B. Traxler (SEAL)
 Notary Public for South Carolina.

Shirley R. Jameson

NO RENUNCIATION OF DOWER WOMAN GRANTOR

I, _____, be undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned _____, upon being privately and separately examined by _____ person whomsoever, renounce, release and forever record estate, and all her right and claim of dower of,



Notary Public for South Carolina.

RECORDED this 14th day of July 1967 at 11:31 A. M., No. 1916

-799- M6.2-1-185