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TITLE TO REAL ESTATE Prepared by DONNIE S. TANKERSLEY, 111 MAIN STREET, GREENVILLE, SOUTH CAROLINA

DONNIE S. TANKERSLEY
R.H.S.

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That Charles G. Jennings

in the State aforesaid,

in consideration of the sum of Twenty-Three Hundred Ten and 03/100(\$2,310.03) and subject to DOLLARS, mortgages as set forth below

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)

JAMES A. 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 easterly side of Waddell Road, being known and designated as Lot No. 45 on plat of Section 3, Wade Hampton Gardens, as recorded in the RMC Office for Greenville County in Plat Book "YY" at Page 179, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of Waddell Road at the joint front corner of Lots Nos. 44 and 45, and running thence with line of Lot 44, S. 72-28 E. 159.1 feet to an iron pin; thence N. 17-30 E. 110 feet to an iron pin; thence with line of Lot No. 46, N. 72-30 W. 160 feet to an iron pin on the easterly side of Waddell Road; thence along Waddell Road, S. 17-30 W. 85.4 feet and S. 15-17 W. 24.6 feet to the point of BEGINNING.

The within conveyance is subject to the following mortgages: (1) Mortgage to the Prudential Insurance Company of America, recorded in the RMC Office for Greenville County in Mortgage Book 993 at Page 283, the balance due being \$17,580.15; (2) Mortgage to Transouth Financial Corporation recorded in Mortgage Book 1309 at Page 405, the balance due being \$8,895.09; (3) Mortgage to Transouth Financial Corporation recorded in Mortgage Book 1350 at Page 159, and having a balance due in the amount of \$3,214.73.

-271- P14.1-1-45

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.

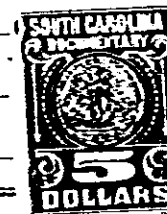
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the 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 7th day of January, 1976

Charles G. Jennings (Seal)

Signed, Sealed and Delivered in the Presence of

Sandra L. Newton



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 7th day of January, A. D., 1976

Sandra L. Newton (Seal)
Notary Public for South Carolina, Commission Expires October 20, 1977

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 7th day of January, A. D., 1976

Jamille E. Jennings (Seal)
Notary Public for South Carolina, Commission Expires October 20, 1977

Cancelled documentary stamps attached: \$0.00 U. S. \$ 12:47 P.M. 17-132 275
Recorded this day of JAN 8 1976

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0.93

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