

State of South Carolina

COUNTY OF GREENVILLE

That I, James A. Trammell,

CONNIE S. TANKERSLEY R.M.C.

Know All Men by These Presents:

in the State aforesaid, in consideration of the sum of Ninety-Two Hundred Nine and 92/100 (\$9,209.92)----- DOLLARS, and subject to mortgage 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 W. FOSTER, JR., HIS HEIRS AND ASSIGNS, FOREVER:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO 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 No. 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 mortgage to Prudential Insurance Company of America, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 993, at Page 283, the balance due being \$17,580.15.

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.

DERIVATION: Deed Book 1029, at Page 935.

10.45

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 24th day of March, 1976

James A. Trammell (Seal)

Signed, Sealed and Delivered in the Presence of Lachara D. James



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 24th day of March, A. D. 1976

Lachara D. James (Seal) Notary Public for South Carolina

Lachara D. James

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 24th day of March, A. D. 1976

Lachara D. James (Seal) Notary Public for South Carolina

Margaret B. Trammell

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