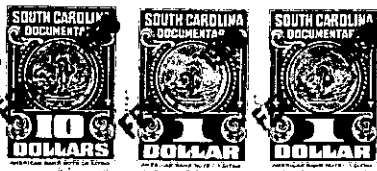


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BOOK 837 PAGE 495

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW



CLINA

State of South Carolina

COUNTY OF GREENVILLE

That I, Alvin Trammell,

Know All Men by These presents:

in the State aforesaid, in consideration of the sum of Six Thousand and No/100 (\$6,000.00)-----DOLLARS, and assumption of mortgage,

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)

PHYLLIS S. METZ, HER HEIRS AND ASSIGNS, FOREVER:

All that piece, parcel, or lot of land in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 90, on plat of Edwards Forest, Section II, recorded in the RMC Office for Greenville County, S. C., in Plat Book "RR", at Page 20, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeasterly side of Randy Drive at the joint front corner of Lots Nos. 89 and 90, and running thence with Randy Drive S. 22-32 E. 115 feet to an iron pin; thence on the radius of a curve, the chord of which is S. 72-54 E., 31.8 feet to an iron pin on Randy Drive; thence continuing with Randy Drive N. 56-45 E. 262.9 feet to an iron pin at the corner of Lots Nos. 88 and 90; thence running with the line of Lot No. 88 N. 33-15 W. 88 feet to an iron pin; running thence with the joint line of Lots Nos. 89 and 90 S. 67-28 W. 266.5 feet to the point of BEGINNING.

The within conveyance is subject to utility easements, rights-of-way, and restrictions of record.

As a part of the consideration, grantee assumes and agrees to pay the balance due on that certain mortgage from the grantor to Fidelity Federal Savings & Loan Association, Greenville, S. C., said mortgage being in the original amount of \$23,500.00, dated January 3, 1968, recorded January 3, 1968, RMC Office for Greenville County, S. C., in Mortgage Book 1080, at Page 638, the balance due thereon being \$23,500.00.

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 12th day of February, 1968

Signed, Sealed and Delivered in the Presence of
[Signature]
Barbara B. Payne

[Signature: Alvin Trammell] (Seal)
____ (Seal)
____ (Seal)
____ (Seal)

County Stamp Paid \$6.60
See Act 112-503 Sec. 1

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 12th day of February, A. D., 1968

[Signature]
Notary Public for South Carolina Commission Expires January 1, 1970

[Signature: Barbara B. Payne]

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 12th day of February, A. D., 1968

[Signature]
Notary Public for South Carolina Commission Expires January 1, 1970

[Signature: Louis C. Trammell]

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____ 1968 at 4:28 P.M. M., No. 21272

Recorded this 12th day of February

276-779-1-14