

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, L. O. Patterson, of said county, in the state aforesaid, in consideration of the sum of seven hundred and twelve and 50/100 dollars to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto B. H. Trammell all that certain lot, piece or parcel of land situate, lying and being in said state and county, a few feet north of the city limits of Greenville, consisting of Lot number four (4) on a plat by G. A. Schulze, dated April 10, 1925, as revised in July, 1941 (except for a strip six feet in width cut off from the west side of said Lot No. 4 and conveyed to Harold D. Plemmons; see Deed Book 254, page 19); the remainder of said Lot No. 4, intended to be conveyed hereby, having the following metes and bounds, to-wit: Beginning at a stake on the north side of Ashley Avenue, on the southeast corner of said lot conveyed to Plemmons, and running thence along said Ashley Avenue sixty-one feet, more or less, to the southwest corner of Lot No. 5, conveyed to J. B. Culbertson on November 3, 1944, by deed recorded in the Office of the Register of Mesne Conveyances for said county in Book 269, page 36; thence along y^r Culbettson line N. 3 W. 146.7 feet, more or less, to a stake on rear line of lot of W. B. Coxe, thence N. 80-15 W. along lines of lots of said Coxe and D. L. Scurry 62.7 feet, more or less, to the northeast corner of said lot conveyed to Plemmons; thence along the Plemmons line S. 3 E. 161.1 feet, more or less, to the beginning corner; this being part of the land conveyed to me by Chr. J. Larsen on July 31, 1924, by deed recorded in said office in Book 103, page 27. It is understood and agreed that said grantee will pay all taxes on said premises for the year 1947. The course of the first line in the description above is approximately N. 87 E. along Ashley Avenue.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said grantee and his heirs and assigns forever. And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said grantee and his heirs and assigns against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this ninth day of June, in the year of our Lord one thousand, nine hundred and forty-seven, and in the one hundred and seventy-first year of the independence of the United States of America.

Signed, sealed and delivered

in the presence of:

Hubert E. Nolin

P. Bradley Morrah, Jr.

L. O. Patterson (L. S.)

The State of South Carolina,
County of Greenville.

For value received, I hereby release the land described in the above deed to B. H. Trammell from the liens of the following incumbrances:

- (1) The mortgage dated March 10, 1930, recorded in R. M. C. Office for Greenville County, S. C., in Book 224, page 22.
- (2) The mortgage dated February 28, 1935, recorded in said office in Book 116, page 175; and
- (3) Judgment Number E-5723, obtained by W. A. Hopkins as receiver of Farmers Bank of Travelers Rest, entered in office of Clerk of Court for said County on April 28, 1936, assigned to me by said receiver on March 26, 1937.