

FEB 96 5 05 PM 1953

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY



ELLI FARM SOUTH
R. I. C.

Know All Men by These Presents:

That I, David G. Traxler, in the State aforesaid, and assumption of mortgage described 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 Alf Brooks, Jr., his heirs and assigns:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 86, Pleasant Valley, as per plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book P, page 114, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Pleasant Ridge Avenue, joint front corner Lots Nos. 85 and 86, and running thence N. 0-08 W. 160 feet to an iron pin; thence N. 89-52 E. 21.6 feet to an iron pin on the Westerly side of Penrose Avenue; thence along the Westerly side of Penrose Avenue, S. 20-29 E. 145.8 feet to an iron pin in the Northwest intersection of Penrose and Pleasant Ridge Avenues; thence around a curve, the chord of which is S. 34-42 W. 28.4 feet to an iron pin on the North side of Pleasant Ridge Avenue; thence along the North side of Pleasant Ridge Avenue, S. 89-52 W. 56.3 feet to an iron pin, the point of beginning.

The herein named grantee is to pay the 1953 taxes on the above described property. The above described property is subject to restrictions recorded in the R. M. C. Office for Greenville County, South Carolina, in Deeds Vol. 301, page 60, as amended in Deeds Vol. 367, page 106.

As a part of the consideration hereof, the grantee herein agrees to assume and pay that certain note and mortgage given by David G. Traxler to The First National Bank of Greenville, S. C., on which there is a balance due of \$3000.00, said mortgage being recorded in the R. M. C. Office for Greenville County, S. C., in Mortgages Vol. 548, at page 349.

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 his Heirs 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 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.

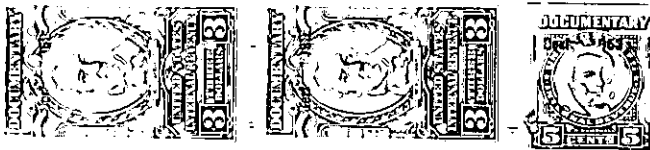
Witness the grantor's(s) hand and seal this 13th day of February in the year of our Lord One Thousand Nine Hundred and fifty-three.

Signed, Sealed and Delivered in the Presence of

Francis Raines
Fred N. McDonald

David G. Traxler

(Seal)
(Seal)
(Seal)
(Seal)
(Seal)



State of South Carolina,
Greenville County

Personally appeared before me Frances Raines

and made oath that s he saw the within named grantor(s) David G. Traxler sign, seal and as his act and deed deliver the within written deed, and that s he, with Fred N. McDonald witnessed the execution thereof.

Sworn to before me this 13th day of February, A. D. 19 53
Fred N. McDonald (Seal)
Notary Public for South Carolina

Frances Raines

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Fred N. McDonald

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Julia P. Traxler wife of the within named David G. Traxler did this day appear before me, and 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 Alf Brooks, Jr., his Heirs and Assigns, all her interest and estate, and also all 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 13th day of February, A. D. 19 53
Fred N. McDonald (Seal)
Notary Public for South Carolina

Julia P. Traxler

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 16th day of February 19 53 at 5:06 P. M., No. 3700

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