

TITLE TO REAL ESTATE--Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That DAVID G. TRAXLER in the State aforesaid, in consideration of the sum of FIVE THOUSAND FIVE HUNDRED AND NO/100- - - - - DOLLARS, plus 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 JAMES WILLIAM SHAFFER, JR., his heirs and assigns:

All that piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot no. 389, Pleasant Valley Subdivision, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "BB", page 163, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Pasadena Avenue, joint front corner of Lots 389 and 390 and running thence N. 0-08 W. 160 feet to an iron pin, joint rear corner Lots 389, 390, 367 and 368; thence N. 89-52 E. 60 feet to an iron pin, joint rear corner Lots 388, 389, 368 and 369; thence S. 0-08 E. 160 feet to an iron pin on the northerly side of Pasadena Avenue at the intersection of Prosperity Avenue; thence along the northerly side of Pasadena Avenue S. 89-52 W. 60 feet to an iron pin, the point of beginning.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given by David G. Traxler to The First National Bank of Greenville, S. C., as Trustee, in the original principal amount of \$4,000.00; said mortgage is recorded in Mortgages Volume 643, page 15.



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 29th day of August in the year of our Lord One Thousand Nine Hundred and Fifty-Five.

Signed, Sealed and Delivered in the Presence of

Juanita B. Cleland
Fred N. McDonald

David G. Traxler (Seal)
(Signatures and seals of witnesses)

State of South Carolina, Greenville County

Personally appeared before me Juanita B. Cleland

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

Sworn to before me this 29th day of August A. D. 19 55.
Fred N. McDonald (Seal)
Notary Public for South Carolina

Juanita B. Cleland (Signature)

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 James William Shaffer, 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 29th day of August A. D. 19 55.
Fred N. McDonald (Seal)
Notary Public for South Carolina

Julia P. Traxler (Signature)

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 30th day of August 19 55 at 11:26 A.M., No. #22350

223-10-15