

DEMETRIE J. LIATOS - Attorney At Law

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED GREENVILLE CO. S.C. AUG 23 4 32 PM '72 ELIZABETH RIDDLE R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Philip K. Trammell,

in consideration of One and no/100 (\$1.00)-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto W. Richard James, his heirs and assigns forever:

A one-half (1/2) undivided interest in:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the East side of Parker Avenue, and being known and designated as a portion of Lots Nos. 5 and 6, of the property of F. F. Capers, as shown on plat made by W. A. Hudson, Surveyor, in 1904, which plat is a resurvey of certain lots in a subdivision known as Morgan Hills the lot hereinafter described being a portion of Lot No. 82 of Morgan Hills as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book A, at page 70, and having, according to a recent survey made by Pickell and Pickell, Engrs., March 14, 1945, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Parker Avenue at a point approximately 201 feet South of the Southeast corner of the intersection of Summitt Street and Parker Avenue, and running thence N. 85-30 E. 188 feet to a post; thence S. 13 W. 62.5 feet to an iron pin; thence S. 82-15 W. 160 feet to a point on the east side of Parker Avenue; thence along the east side of Parker Avenue, N. 12-45 W. 70 feet to the beginning corner.

THIS deed is made subject to any restrictions and easements that appear of record, on the recorded plat, or on the premises.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), 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 or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors 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 23rd day of August 1972

SIGNED, sealed and delivered in the presence of:

Philip K. Trammell (SEAL)

Jimmie Lewis
Rich D. Luster

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared 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 23rd day of August 1972

Jimmie Lewis (SEAL)
Notary Public for South Carolina
Commission expires 9/15/81

Rich D. Luster

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER Grantor not married

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) respectively, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)

Notary Public for South Carolina.

RECORDED this 23rd day of August 1972 at 4:32 P. M. No. 5569

225-136-16-19