

213, Carver Rd. Taylor SC

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1123 PAGE 774

KNOW ALL MEN BY THESE PRESENTS, that-- Julia Phillips Traxler, Individually and as Executrix of the Estate of David G. Traxler, Sr., Deceased,--

in consideration of-- Seven Hundred Fifty and No/100 (\$750.00)--

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 Frank Lee Garrison, his heirs and assigns:

ALL that piece, parcel or lot of land lying and being situate on the northerly side of Carver Road in Chick Springs Township, Greenville County, South Carolina, being shown and designated as Lot #45 according to Plat of Property of Lily McC. Loftis, prepared by Terry T. Dill on February 23, 1961 as recorded in Plat Book "GGG" at pages 456 and 457 in the R.M.C. Office for Greenville County, South Carolina, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Carver Road at joint front corner of Lots 45 and 46 and running thence along the said Carver Road S. 64-30 W. 90 feet to an iron pin at joint front corner of Lots 44 and 45; thence along the joint line of the said Lots N. 25-30 W. 167 feet to an iron pin at joint rear corner of Lots 26, 27, 44 and 45; thence along the rear line of Lot 26 N. 64-30 E. 90 feet to an iron pin at joint rear corner of Lots 25, 26, 45, and 46; thence along the joint line of Lots 45 and 46 S. 25-30 E. 167 feet to an iron pin at joint front corner of the said Lots at the point of beginning.

The herein named grantee is to pay the 1980 taxes on the abovedescribed property. The abovedescribed property is conveyed subject to existing easements, reservations, rights of way, and restrictions, if any.

The abovedescribed property was conveyed to David G. Traxler, Sr. by deed of Lily McC. Loftis dated July 13, 1972 and recorded in Deed Volume 949 at page 214 of the said R.M.C. Office on July 13, 1972. David G. Traxler, Sr. died testate on March 11, 1980 and the grantor was qualified as Executrix as more fully shown in Apt. 1599, File 15.

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 7th day of April 1980

SIGNED, sealed and delivered in the presence of:

Letta S. Swanner

Julia Phillips Traxler, Individually and as Executrix of the Estate of David G. Traxler, Sr., Deceased. (SEAL)

Robert Pilla Langston

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 7th day of April 1980

Robert Pilla Langston (SEAL)
Notary Public for South Carolina

Letta S. Swanner

My commission expires 2-23-88

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER WOMAN GRANTOR

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 7th day of April 1980

Notary Public for South Carolina

My commission expires

RECORDED this 10th day of April 1980, at 4:23 P.M., No. 300016

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