

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

MAR 4 10 28 AM 1953

Know All Men by These Presents:

That I, Fannie G. Capns in consideration of the sum of Exchange of property-equity valued at \$1800.00 and the assumption of the mortgage hereinbelow described to the grantor(x) 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 W. F. Queen and his heirs and assigns forever

All that certain piece, parcel or lot of land in Gantt Township, Greenville County, South Carolina on Wilbanks Street and known and designated as Lot No. 7 on a plat made by R. E. Dalton, Engineer, in August, 1924, recorded in the R.M.C. Office for said County and State in Flat Book "F" at page 246 and according to said plat described as follows:

BEGINNING at an iron pin on the South side of Wilbanks Street, joint corner of Lots No. 3 and 7 and running thence S-10-15-E., 150 feet to an iron pin in line of Lot No. 6; thence with rear line of Lot No. 6, S-78-50-W., 50 feet to an iron pin in line of Lot No. 9, thence with line of Lot No. 9, N-10-15-W., 150 feet to an iron pin on the South side of Wilbanks Street, thence with said street N-79-45-E., 60 feet to the beginning corner, and being the same lot of land conveyed to the grantor herein by Barmore Realty Co. on August 22, 1946, deed recorded in Deed Book 297 at page 426, and being shown on County Block Book as (160) 230-8-12.

The grantee assumes and agrees to pay the balance due on that certain mortgage dated March 2, 1953, executed by the grantor to the Fidelity Federal Saving and Loan Association, dated March 2, 1953, recorded in said R. M. C. Office in Mortgage Book 555 at page 249.



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(x) do(es) hereby bind the grantor(s) and the grantor's(x) 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(x) Heirs and Assigns against the grantor(x) and the grantor's(x) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(x) hand and seal this 3rd. day of March in the year of our Lord One Thousand Nine Hundred and Fifty Three (1953)

Signed, Sealed and Delivered in the Presence of
Peggy McDowell
Lionel E. Wooten
Fannie G. Capns (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County } Personally appeared before me Peggy McDowell
and made oath that he saw the within named grantor(s) Fannie G. Capns
written deed, and that she, with Lionel E. Wooten sign, seal and as her act and deed deliver the within witnessed the execution thereof.
Sworn to before me this 3rd. day of March A. D. 1953
Lionel E. Wooten (Seal) Notary Public for South Carolina
Peggy McDowell

State of South Carolina, Greenville County } RENUNCIATION OF DOWER
I, O'LAN GR NTCR Notary Public, do hereby certify
unto all whom it may concern, that Mrs. wife of the within named
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 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 _____ day of _____, A. D. 19____
(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 4th day of March 1953, at _____ M., No. 5057
230-8-12