

FILED

GREENVILLE, S.C.



STATE OF SOUTH CAROLINA OCT 31 12 12 PM 1952

GREENVILLE COUNTY

OLLIE FARNSWORTH, R.M.C. Know All Men by These Presents:

That I, Fletcher J. Capell in consideration of the sum of SEVENTY-TWO HUNDRED & FIFTY (\$7250.00) & no/100 in the State aforesaid, DOLLARS,

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 T. FRANK HUGUENIN and JOHN T. DOUGLAS, Their Heirs and Assigns

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the South side of Townes Street Extension, being shown as all of Lot FIVE on plat of property of C.C. Hindman, Jr., et al, prepared by Pickell & Pickell, Engrs., in November, 1950, and having according to said plat the following metes and bounds, to-wit:

BEGL...ING at an iron pin on the South side of Townes Street Extension, at joint front corner of Lots 4 and 5; thence along joint line of said lots, S. 18-48 W. 185 feet to an iron pin on the North side of an un-named 15 foot alley; thence with the North side of said alley, N. 71-37 W: 20.8 feet to an iron pin; thence continuing along said alley, N. 76-37 W. 79.4 feet to an iron pin at joint rear corner of Lot 5 and 6; thence with line of Lot 6, N. 18-48 E. 193.2 feet to an iron pin on the North side of Townes Street Extension; thence with said street, S. 71-10 E. 100 feet to point of beginning.

Being one of the two lots conveyed to the Grantor by deed of Lucy L. Hindman, Feb. 9, 1951, recorded in the RMC Office, said County, in Deed Book 430, pg. 91.

One-half of the original consideration for the purchase of this property, together with one-half of the construction cost of the dwelling thereon, was actually provided by the Grantees herein, title having been taken in the name of the Grantor for convenience. It is the intent of this deed to divest Fletcher J. Capell of all interest (consisting of an un-divided one-half interest) therein and to vest the fee simple title jointly in the said T. Frank Huguenin and John T. Douglas.

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 THEIR 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 30th day of October in the year of our Lord One Thousand Nine Hundred and FIFTY TWO.

Signed, Sealed and Delivered in the Presence of

Phoebey Mowbray Louise Moore

Fletcher J. Capell (Seal)



State of South Carolina, Greenville County

Personally appeared before me Louise Moore

and made oath that she saw the within named grantor(s) FLETCHER J. CAPELL sign, seal and as HIS act and deed deliver the within written deed, and that she, with P. Bradley Morrah, Jr. witnessed the execution thereof.

Sworn to before me this 30th day of October, A. D. 19 52

Phoebey Mowbray (Seal) Notary Public for South Carolina

Louise Moore

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

P. Bradley Morrah, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Nelle M. Capell wife of the within named Fletcher J. Capell 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 T. Frank Huguenin & John T. Douglas, their 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 30th day of October, A. D. 19 52

Phoebey Mowbray (Seal) Notary Public for South Carolina

Mrs. Nelle M. Capell

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 31st day of October 19 52 at 12:12 P. M., No. #24231

176-3-144