

APR 15 2:34 PM 1957



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARMWORTH R. M. C.

Know All Men by These Presents:

That I, Hiram M. Young, in the State aforesaid, in consideration of the sum of Eight Hundred and No/100 and assumption of mortgage and assumption of mortgage 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 Mays L. Capps and Madge S. Capps, their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being on the Northeast side of Mayflower Avenue, shown as Lot No. 13 of Pecan Terrace on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Page 9, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northeast side of Mayflower Avenue, the joint front corner of Lots Nos. 12 and 13 and running thence along the common boundry of said lots S. 72-27 E. 150 feet to the joint rear corner of said lots; thence S. 17-33 W. 70 feet to a point, the joint rear corner of Lots Nos. 13 and 14; thence along the common boundry of Lots Nos. 13 and 14 N. 72-27 W. 150 feet to a point on the Northeast side of Mayflower Avenue, the joint front corner of Lots Nos. 13 and 14; thence N. 17-33 E. 70 feet to point of beginning.

The above is the same property conveyed to the grantor by James M. Byrd, by deed dated October 3, 1956 and recorded in Deed Book 562, at Page 387, R. M. C. Office for Greenville County.

As part of the consideration of this conveyance, the grantee assumes and agrees to pay the balance due on the note and mortgage given by the said James M. Byrd assumed by the grantor to The Prudential Insurance Company of America which mortgage covers the above property and is dated August 13, 1956 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 648, at Page 291, the principal balance now being \$9,047.40.

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 15th day of April in the year of our Lord One Thousand Nine Hundred and fifty-seven

Signed, Sealed and Delivered in the Presence of

John P. Mann
Beth R. Painter

Hiram M. Young (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Beth R. Painter

and made oath that s he saw the within named grantor(s) Hiram M. Young sign, seal and as his act and deed deliver the within written deed, and that s he, with John P. Mann witnessed the execution thereof.

Sworn to before me this 15th day of April, A. D. 1957
John P. Mann (Seal)
Notary Public for South Carolina

Beth R. Painter

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, John P. Mann, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Faye Young wife of the within named Hiram M. Young 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 Mays L. Capps and Madge S. Capps, 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 15th day of April, A. D. 1957
John P. Mann (Seal)
Notary Public for South Carolina

Faye Young

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 15th day of April 1957, at 2:34 P.M., M., No. #9013

381-3-6