

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON

E & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY



APR 13 11 21 AM 1957

OLLIE F. WORTH

Know All Men by these Presents:

That John H. Peden in the State aforesaid, in consideration of the sum of Two Thousand Four Hundred Thirty-nine and 45/100 (\$2,439.45) DOLLARS, and the assumption of mortgage balance of \$4,060.55, which mortgage is held by Life Insurance Company of Georgia and recorded in Mortgage Book 437 at page 325. 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

E. J. McCarty, his heirs and assigns forever,

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in the City of Greenville, on the northern side of Prancer Avenue being shown as Lot No. 262 on a plat of Pleasant Valley prepared by Dalton & Neves dated April, 1946, recorded in Plat Book P at page 92 and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the northern side of Prancer Avenue at the front corner of Lot 263 which pin is N. 89-52 E. 1020 feet from the intersection of Prancer Avenue with Panama Avenue and running thence with the line of Lot 263 N. 0-08 W. 160 feet to an iron pin at the rear corner of Lot 263, Lot 240, and Lot 241; thence with the rear line of Lot 241 N. 89-52 E. 60 feet to an iron pin on the rear corner of Lots 241, 242 and 261; thence with the line of Lot 261, S. 0-08 E. 160 feet to an iron pin on the northern side of Prancer Avenue; thence with the northern side of said Avenue S. 89-52 W. 60 feet to the beginning corner.

This being the same property conveyed to the grantor by Mildred Taylor Peden by deed recorded in Deed Book 440 at page 127 the undivided one-half interest of Mildred Taylor Peden having been conveyed to the grantor by deed recorded in Deed Book 484 at page 393.

This conveyance is made subject to restrictions applicable to Pleasant Valley recorded in Plat Book 301 at page 60, as amended recorded in Deed Book 367 at page 106.

As a part of the consideration, the grantee assumes and agrees to pay the balance due on a mortgage given by Vernon G. Beigay to the Life Insurance Company of Georgia which mortgage is recorded in Mortgage Book 437 at page 325.

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(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 13th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-seven.

Signed, Sealed and Delivered in the Presence of

*Robert F. Plaxco, Jr.*  
*Mable G. Lewis*

*John H. Peden* (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)



STATE OF SOUTH CAROLINA,  
Greenville County

Personally appeared before me Mable G. Lewis

and made oath that she saw the within named grantor(s) John H. Peden sign, seal and as his act and deed deliver the within written deed, and that she, with Robert F. Plaxco, Jr. witnessed the execution thereof.

Sworn to before me this 13th day of April, A. D., 1957  
*Robert F. Plaxco, Jr.* (Seal)  
Notary Public for South Carolina

*Mable G. Lewis*

STATE OF SOUTH CAROLINA,  
Greenville County

RENUNCIATION OF DOWER

I, Robert F. Plaxco, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mildred Taylor Peden wife of the within named John H. Peden 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 E. J. McCarty, his Heirs and Assigns, all her interest and estate, and also 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 13th day of April, A. D., 1957  
*Robert F. Plaxco, Jr.* (Seal)  
Notary Public for South Carolina

*Mildred T. Peden*

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_

Recorded this 13th day of April 1957, at 11:21 A. M. No. 8900

222.3-9-16