

STATE OF SOUTH CAROLINA,

GREENVILLE CO. S.C.

GREENVILLE COUNTY

FILED



BOOK 652 PAGE 101

JUN 8 4 02 PM '60

Know All Men by These Presents:

That I, Ralph P. Everist

OLLIE F. WORTH R.M.C.

in consideration of the sum of Thirty-Two Hundred Seventy-nine and 94/100 (\$3279.94) in the State aforesaid, and assumption of mortgage set forth below 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 W. M. Capps, his heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in Paris Mountain Township, Greenville County, S. C. on the Eastern side of Keeler Bridge Rd., containing 16 acres, more or less, and according to a survey by W. A. Hester (less portion previously conveyed off) on July 26, 1944, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Bridge on Keeler Bridge Road at Armstrong Creek and running thence up and with said creek in an easterly direction 630 feet more or less to sycamore in Armstrong Creek; thence continuing up and with said creek 13.24 chains to a large rock; thence N. 24 E. 7.25 chains to a W.O tree; thence S. 34-30 E. 2 chains to a stone; thence N. 20-30 E. 13 chains to mouth of branch; thence N. 28 E. 1.70 chains to a sycamore; thence S. 82-0 W. 3.87 chains to a pine; thence S. 41 W. 4.05 chains to a poplar; thence S. 5-0 W. 4.10 chains to an iron pin at dam; thence S. 52-30 W. 1.60 chains to a sweetgum; thence N. 89-0 W. 1.90 chains to a spanish oak; thence S. 72-0 W. 2.10 chains to an iron pin; thence S. 78-0 W. 1.66 chains to an iron pin; thence S. 29-0 W. 1.58 chains to an iron pin; thence S. 35-0 E. 2.75 chains to a poplar; thence S. 27-0 E. 4.20 chains to an iron pin at mill race; thence S. 6 E. 1.20 chains to an iron pin; thence due South 2.17 chains to pine; thence S. 18 W. 3.44 chains to a dogwood; thence S. 82 W. 9.00 chains to center of Keeler Bridge Road; thence S. 31 E. 7.76 chains to the point of beginning. Being same property conveyed to grantor herein by deed recorded in Deed Book 612, page 493.

As part of the consideration grantee herein agrees to assume the balance of that certain mortgage held by Fidelity Fed. Savings & Loan Assoc. recorded in Mortgage Vol. 775 at page 157. The present balance being \$472 0.06.

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 30th day of May in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

Ralph P. Everist (Seal)

James Alderson (Seal) Ambrose J. Cuyler (Seal)



ILLINOIS State of South Carolina, Greenville County

Personally appeared before me JAMES ALDERSON

and made oath that he saw the within named grantor(s) Ralph P. Everist sign, seal and as his act and deed deliver the within written deed, and that he, with Ambrose J. Cuyler witnessed the execution thereof. Sworn to before me this 30th day of May, A. D. 1960.

Notary Public for Illinois My Commission expires: January 2nd 61

ILLINOIS State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, Ambrose J. Cuyler Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruth G. Everist wife of the within named Ralph P. Everist 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 W. M. Capps, his 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 May, A. D. 1960. Notary Public for Illinois My Commission expires: S. C. \$ U. S. \$

Recorded this 8th day of June 19 60 at 4:02 P.M. No. #33851 510.2-1-23