

JUN 15 4 00 PM 1965

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that We, James B. Stephens and Annie Mae Stephens,

in consideration of Forty-Five Hundred and No/100 (\$4,500.00) Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Mary Willis Capps, her heirs and assigns forever:

All that certain piece, parcel or lot of land, situate in the State of South Carolina, County of Greenville, on the eastern side of Newland Avenue near the City of Greenville, being known and designated as Lot 50 on a plat of a subdivision of Perry Property in a section known as Sans Souci as shown on plat dated February 1944 and recorded in the R. M. C. Office for Greenville County in Plat Book O, at Page 45 and being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of Newland Avenue at the northwest corner of Lot 52 and running thence along the line of Lots 52 and 53, N. 87-45 E. 125 feet to an iron pin, joint rear corner of Lots 50, 53, and 54; thence along the rear of Lot 50 and Lot 35, N. 5-15 W. 50 feet to an iron pin at the rear corner of Lots 50 and 36; thence along the side lot line of Lots 50, 36 and 37, S. 87-45 W. 125 feet to an iron pin on the eastern side of Newland Avenue, joint front corner of Lots 50 and 37; thence along said avenue, S. 5-50 E. 50 feet to an iron pin, point of beginning; being the same conveyed to us by Frank R. Hunt and Joe B. Watson by deed dated March 30, 1965 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 770, at Page 278.

This property is subject to restrictions as shown in Deed Vol. 287 at Page 431. Also said property is subject to a 40-foot easement to Parker Water & Sewer District to maintain a sewer line under the northern corner of said property.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 15th day of June 1965.

SIGNED, sealed and delivered in the presence of:

James B. Stephens (SEAL)
Annie Mae Stephens (SEAL)

(SEAL)
(SEAL)

Charlotte Lucas
William C. Ruby

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of June 1965

William C. Ruby (SEAL)
Notary Public for South Carolina.

Charlotte Lucas

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 15th day of June 1965

William C. Ruby (SEAL)
Notary Public for South Carolina.

Annie Mae Stephens
Annie Mae Stephens

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