

Grantor Address: James Lee Estate  
439 W. College Rd  
Spartanburg, SC 29881

1124 PAGE 599

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that we, GEORGE CAPE AND BETTY JO CAPE

APR 15 AM '80

in consideration of Three Thousand and No/100 (\$3,000.00) and assumption of mortgage set forth below 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 ALVIN E. JAMES, his heirs and assigns forever:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, in the town of Mauldin, on the southeast side of Shaver Drive, which street is approximately 322 feet southeast and parallel with East Butler Avenue, and shown as Lot No. 12 on plat of property of J. D. Shaver of record in the RMC Office for Greenville County in Plat Book "LL" at page 20, and being described as follows:

BEGINNING at an iron pin on the southeast side of Shaver Drive and running thence S. 44-45 E. 118 feet to an iron pin on branch; thence with said branch as line (the traverse line being S. 58-52 W. 344.5 feet) to an iron pin; thence N. 44-48 W. 29.8 feet to an iron pin on the southeast side of Shaver Drive; thence with said street, N. 44-10 E. 335.8 feet to the point of beginning.

15-799-m4.1-1-94

This conveyance subject to restrictive covenants of record; set back line, roads or passage-ways, easements and rights of way, if any, affecting the above described property.

This is that property conveyed to Grantor by deed of Robert J. McGinnis recorded June 13, 1972, in the RMC Office for Greenville County, South Carolina, in Deed Book 946 at page 202.

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Landrum Earl Davis and Patricia A. Davis and delivered to Cameron Brown in the amount of Twelve Thousand Nine Hundred Fifty and No/100 (\$12,950.00) Dollars dated April 17, 1970, and that certain Deed of Trust, securing said promissory note of even date therewith, upon the property conveyed in the Deed, which Deed of Trust is recorded in Book 1152, page 619, in the Greenville County Register of Deeds Office, including, but not limited to, the obligation to repay the debt. The outstanding balance on said mortgage this date is Eleven Thousand Four Hundred Eighty-Nine and 24/100 (\$11,489.24) Dollars.

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 24th day of April, 19 80

SIGNED, sealed and delivered in the presence of:

Nichols P. Mitchell  
Margaret A. Hurlston

George Cape (SEAL)  
Betty Jo Cape (SEAL)

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 24th day of April 19 80

Nichols P. Mitchell (SEAL)  
Notary Public for South Carolina.

My commission expires 2-21-90

Margaret A. Hurlston  
Notary Public for South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 24th day of April 19 80

Nichols P. Mitchell (SEAL)  
Notary Public for South Carolina.

My commission expires 2-21-90

Betty Jo Cape  
Betty Jo Cape

RECORDED APR 25 1980 at 10:19 A.M.

GREENVILLE COUNTY DOCUMENTARY TAX 03.30

REC-50

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