

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, ELLA BANKS

in the State aforesaid, in consideration of the sum of One Dollar love and affection for my grandson, the DOLLARS, Grantee herein, 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 BRANLOW CAPPS, his heirs and assigns, forever:

ALL that certain tract or lot of land, situate, lying and being near the City of Greenville in the County and State aforesaid, on the Southwestern side of Edgemont Avenue Extension, known as Tract #4 of the J. B. Banks Property, according to a plat made by C. C. Jones & Associates, Engineers, in December, 1956, recorded in the RMC Office for Greenville County, S. C. in Plat Book "LL", at Page 151, and being described by metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of Edgemont Avenue Extension, said iron pin being at a point where a branch intersects said side of said Avenue and running thence along the meanders of said branch as the line to a point on said branch, (the traverse line of which is S. 89-21 W. 184.3 feet; thence running N. 35-36 W. 81.3 feet to an iron pin on tract #5; thence running along the joint line of tract #4 and tract #5, N. 78-46 E. 156 feet to an iron pin on Edgemont Avenue Extension; thence along said Avenue, S. 40-19 E. 107.0 feet to the point of beginning.

A part of the property conveyed herein was previously conveyed to said Grantee by the said Grantor on July 11, 1947 in Deed Book 315, page 128, this deed being given to more accurately describe the said property previously conveyed and to convey an additional triangular parcel adjoining said previously conveyed parcel. The said previously conveyed parcel above referred to was conveyed to the Grantor by deed of E. L. Painter, dated May 29, 1943 and recorded in Deed Book 254, at page 28, and the additional triangular parcel conveyed above is a part of that tract of land conveyed to the Grantor by deed of Knox L. Haynsworth, Trustee on January 19, 1943, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 250, at Page 317.

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 20th day of December in the year of our Lord One Thousand Nine Hundred and fifty six

Signed, Sealed and Delivered in the Presence of Frances B. Holtzclaw, Patrick C. Fant, Ella Banks (Seal), (Seal), (Seal), (Seal)

State of South Carolina, Greenville County, Personally appeared before me Frances B. Holtzclaw

and made oath that s he saw the within named grantor(s) Ella Banks sign, seal and as her act and deed deliver the within written deed, and that s he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 20th day of December, A. D. 19 56, Patrick C. Fant (Seal) Notary Public for South Carolina, Frances B. Holtzclaw

State of South Carolina, Greenville County, I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 21st day of December 19 56 at 11:05 A.M., No. #31448