

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Know All Men by These Presents:

That J. B. BANKS

in consideration of the sum of One and No/100- - - - - in the State aforesaid,
and Love and Affection DOLLARS,

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 GENEVA BANKS CAPPS, her heirs and assigns, forever, subject, however, to the reservation of an estate for the term of the joint natural lives of J. B. Banks and Ella Banks, followed by the reservation of an estate for the term of the natural life of the survivor of the said Ella Banks or J. B. Banks:

ALL that certain tract of land, situate, lying and being near the City of Greenville, in the County and State aforesaid, on the Northwest side of Cothran Street, being shown as Tract No. 1 of the J. B. Banks Property, according to a plat made by C. C. Jones and 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 Northwest side of Cothran Street, at joint front corner of Lots 1 and 2, and running thence along the line of Lot 2, N 78-14 W, 150 feet to an iron pin; thence S 46-02 W, 51 feet to an iron pin; thence S 56-09 E, 150 feet to an iron pin on the Northwest side of Cothran Street; thence with the Northwest side of Cothran Street, N 33-44 E, 106.3 feet to the beginning corner.

The above described property is a portion of that tract of land conveyed to J. B. Banks by J. E. Carrol on the 9th of November, 1944, recorded in Deed Book 269, at page 93, RMC Office for Greenville County, S. C.

Grantee to pay 1957 taxes.

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 her Heirs and Assigns forever, subject however to the life estate above re-

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 12th day of November in the year of our Lord One Thousand Nine Hundred and fifty-seven.

Signed, Sealed and Delivered in the Presence of

Maxie C. Wilson
Patrick C. Fant

J. B. Banks (Seal)
mark (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Maxie C. Wilson

and made oath that s he saw the within named grantor(s) J. B. Banks

deliver the within written deed, and that she, with Patrick C. Fant sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 12th day of November, A. D. 19 57
Patrick C. Fant (Seal)
Notary Public for South Carolina

Maxie C. Wilson

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ella Banks wife of the within named J. B. Banks

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 Geneva Banks Capps, her

and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released. Heirs and Assigns, all her interest and estate.

GIVEN under my hand and seal this 12th day of November, A. D. 19 57
Patrick C. Fant (Seal)
Notary Public for South Carolina

Ella Banks

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

Recorded this 13th day of November 19 57, at 9:30 A. M., No. 26606

B11-1-9