

TITLE TO REAL ESTATE—Leatherwood, Walker, Greenville, S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
AUG 24 12 13 PM '72
ELIZABETH RIDDLE
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that we, E. Henry Cappelmann, Jr., and Dorothy E. Cappelmann,

in consideration of Seventeen Thousand, Two Hundred Eighty-three and 74/100 (\$17,283.74) dollars, and assumption of mortgage as hereinafter set forth, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto Jay A. Flanagan and Yvonne S. Flanagan, their heirs and assigns forever,

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 236, of Sector V, Botany Woods, as shown on plat recorded in the RMC Office for Greenville County, S. C., in Plat Book "YY", at pages 6 and 7, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Rollinggreen Road, at the joint front corner of Lots Nos. 235 and 236, and running thence N. 37-48 W. 175 feet to an iron pin in corner line of a ten (10) foot drainage easement; thence through said drainage easement N. 52-12 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 236 and 237; running thence S. 37-48 E. 175 feet to an iron pin on Rollinggreen Road; thence with Rollinggreen Road S. 52-12 W. 100 feet to the point of beginning.

The within conveyance is subject to Protective Covenants applicable to Botany Woods Subdivision Fifth Sector, and drainage easement as shown on subdivision plat.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage to The Prudential Insurance Company of America, said mortgage being in the original amount of \$25,000.00, recorded 10 July 1962, RMC Office for Greenville County, S. C., in Mortgage Book 895, at page 246, upon which there is a balance due, after the August, 1972, payment of \$20,716.26, which amount the grantees herein expressly assume and agree to pay.



Greenville County
Stamps
1972
Act No. 370 Sec. 1

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(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(s) heirs or successors 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(s) and seal(s) this 24th day of August 19 72.
SIGNED, sealed and delivered in the presence of:
E. Henry Cappelmann Jr. (SEAL)
Dorothy E. Cappelmann (SEAL)
Penelope K. Pace (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 24th day of August 19 72.
Penelope K. Pace (SEAL)
Notary Public for South Carolina.
My commission expires 5/13/78

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
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(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 24th day of August 19 72.
Penelope K. Pace (SEAL)
Notary Public for South Carolina.
My commission expires 5/13/80
RECORDED this 24th day of August 19 72 at 12:13 P.M. No. 5661