

THIS INDENTURE made this the 6th day of December, 1944, by and between J. B. CAPPS, Formerly of Greenville, South Carolina, but now a resident of Chatham County, Georgia, as party of the first part and GRACE T. CAPPS, formerly of Greenville, South Carolina, but now a resident of Chatham County, Georgia, as part of the second part.

W I T N E S S E T H:

THAT J. B. Capps, party of the first part, for and in consideration of the sum of One(\$1.00) Dollar to him in hand paid, at and before the sealing and delivery of these presents, and the further consideration of a property settlement in lieu of alimony under Code Section 30-211, Code of Georgia 1933, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grace T. Capps;

ALL that piece, parcel or lot of land in Greenville, Township, Greenville County, State of South Carolina, in section about 2½ miles north of the City of Greenville, known as Mountain View and known and designated as Lot No. 17, Block A,, beginning at a pin on Gridley Street. Joint corners with lots No. 17 & 18 and running thence along lines of Lots No. 17 & 18 approximately 75 feet to a pin on 10 foot alley, thence with said alley in northerly course approximately 10½ feet to a pin on Gridley Street thence with said Gridley Street in a southernly course approximately 74 feet to the place of beginning. For plat of said lot see Plat Book A, pages 396 and 397 R. M. C., Office for Greenville County. The above described land is the same conveyed by G. C. Howard to John B. A. Burns on the 7th day of September, 1939, by deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book 213 page 367.

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 premises before mentioned unto the said Grace T. Capps, her heirs and assigns forever.

AND I do hereby bind myself, and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Grace T. Capps, her heirs and assigns, against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal this the 6th day of December, 1944.

Signed, sealed and delivered

in the presence of:

Joe A. Long

Kathleen H. Howard

Notary Public, Chatham Co., Ga.,

J. B. Capps L.S.

Personally appeared before me MISS KATHLEEN A. HOWARD and made oath that she saw the within named John B. Capps, sign, seal and as his act and deed deliver the within written deed and that she with Joe A. Long witnessed the execution thereof.

Sworn to and subscribed before me this  
6th day of December, 1944.

Joe A. Long

(L.S.)

Notary Public Chatham Co. Ga.

Kathleen A. Howard

Recorded December 15th, 1945, at 10:00 A.M. #14863 BY:N.S.