

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That Vernon G. Beigay in the State aforesaid, in consideration of the sum of Six Hundred Twenty Nine and 78/100----- DOLLARS, and the assumption of a mortgage.

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 John H. Peden and Mildred Taylor Peden

All that piece, parcel and lot of land lying and being in Greenville Township, County and State aforesaid, lying and being situate on the Northern side of Prancer Avenue, within the limits of the City of Greenville, S. C., being known and designated as Lot # 262, Pleasant Valley, according to plat of said subdivision prepared by Dalton & Neves in April, 1946, including additions to said plat through November, 1948, as recorded in R. H. C. Office, Greenville County, in Plat Book "P", Page 92, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Prancer Avenue at joint front corner of lots # 261 and 262; said pin being 1080 feet northeast of iron pin in the northeast corner of the intersection of Prancer Avenue with Panama Avenue; thence N. 0-08 W. 160 feet to an iron pin at joint rear corner of lots # 261 and #262; thence S. 89-52 W. 60 feet to an iron pin at joint rear corner of lots #262 and #263; thence S. 0-08 E. 160 feet to an iron pin at joint front corner of lots #262 and #263 on the northern side of Prancer Avenue; thence along said Avenue, N. 89-52 E. 60 feet to an iron pin at joint front corner of lots # 261 and 262, the point of beginning.

The above described property is subject to restrictions recorded in R. M. C. Office, Greenville County, S. C., in Deeds Volume 301, Page 60.

As a part of the consideration hereof the grantees assume and agree to pay, according to its terms, the balance due on a mortgage given by Vernon G. Beigay to the Life Insurance Company of Georgia, dated November 4th, 1949, recorded in Deed Book 438, Page 325, R. H. C. Office, Greenville County.

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 their 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 10th day of August 1951 in the year of our Lord One Thousand Nine Hundred and fifty one

Signer, Sealed and Delivered in the Presence of Virginia Richardson (Seal) and other witnesses.

State of South Carolina, Greenville County Personally appeared before me Virginia Richardson

and made oath that she saw the within named grantor(s) Vernon G. Beigay written deed, and that she, with her seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 10th day of August, A. D. 1951 Notary Public for South Carolina Virginia Richardson

State of South Carolina, Greenville County RENEUNCIATION OF DOWER Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named Vernon G. Beigay 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 John H. Peden and Mildred Taylor Peden, their 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 10th day of August, A. D. 1951 Notary Public for South Carolina Mrs. Louise Beigay