

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY AUG 31 2 59 PM 1953

Know All Men by These Presents:

That I, John H. Peden in the State aforesaid,
in consideration of the sum of assumption of certain mortgages hereinafter specified 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

Mildred Taylor Peden

All my right, title and interest which is a one-half undivided interest in and to all that piece, parcel and lot of land lying and being in the City of Greenville, County and State aforesaid, in a subdivision known as Pleasant Valley, lot number 263 therein as shown on a plat recorded in Plat Book P, Page 93. Specifically described it begins at an iron pin on the northern side of Prancer Avenue at joint front corners of lots numbers 263 and 264 which said beginning point is 960 feet northeast of an iron pin in the northeastern corner of the intersection of Prancer Avenue and Panama Avenue and running thence N. 0-08 W. 160 feet to iron pin at joint rear corner of lots numbers 263 and 264; thence N. 89-52 E. 60 feet to iron pin at joint front corners of lots numbers 262 and 263; thence S. 0-08 E. 160 feet to iron pin at joint front corner of lots numbers 262 and 263 which is on the northern side of Prancer Avenue; thence along Prancer Avenue S. 89-52 W. 60 feet to the beginning corner and being the same lot conveyed to John H. Peden and Mildred Taylor Peden by John Randall Hutchens and Florine S. Hutchens by two deeds one of which is dated June 16, 1950, and recorded in Deed Book 412, Page 78 and the other is dated October 18, 1951, is recorded in Deed Book 444, Page 46, the last of which was made to correct certain errors appearing in the first mentioned deed.

As consideration for this conveyance the grantee agrees to assume and pay according to the terms thereof the balance due on any outstanding mortgages covering said described lot of land.

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 31st day of July in the year of our Lord One Thousand Nine Hundred and Fifty Three

Signed, Sealed and Delivered in the Presence of
[Signatures] (Seal)
[Signatures] (Seal)
[Signatures] (Seal)
[Signatures] (Seal)

State of South Carolina, } Personally appeared before me Angell Staggs
Greenville County }

and made oath that she saw the within named grantor(s) John H. Peden sign, seal and as his act and deed deliver the within written deed, and that she, with D. B. Leatherwood witnessed the execution thereof.

Sworn to before me this 31st day of July, A. D. 19 53
[Signature] (Seal)
Notary Public for South Carolina

State of South Carolina, } RENUNCIATION OF DOWER GRANTOR
Greenville County } I, GRANTEE IS WIFE OF
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_____
[Signature] (Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 31st day of August 19 53, at 2:59 P.M., No. #19387
222-6-21