

STATE OF SOUTH CAROLINA

OLLIE F. SMITH JR.
A.M.C.

COUNTY OF GREENVILLE

Know All Men by These Presents:

That We, John Peters and Elise Peters in the State aforesaid, in consideration of the sum of Four Thousand and Fifty (\$4050.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Clarence Peters, his heirs and assigns

ALL the piece, parcel or lot of land, with the improvements thereon, situate, lying and being on the North side of Happy Avenue, in the City of Greenville, Greenville County, South Carolina, being shown as Lot 21 on plat of Rutherford Park, made by Dalton and Neves, Engineers, September 30, 1946, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book P, at page 109, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Happy Avenue at joint front corners of Lots 21 and 22 and runs thence with the line of Lot 22, N. 20 - 47 W. 75 feet to an iron pin; thence with the rear line of Lots 1, 2 and 3, S. 35 - 23 W. 120 feet to an iron pin at the corner of the intersection of Foster Street and Happy Avenue; thence along the North side of Happy Avenue, N. 73 - 53 E. 100 feet to the beginning corner.

BEING the same property conveyed to the grantors herein by L. A. Mills by deed dated October 8, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Volume 636 at page 211.



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 21st day of January in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of

Virginia Lamkin
Willie T. Smith, Jr.

John Peters (Seal)
Elise Peters (Seal)
(Seal)
(Seal)

State of South Carolina

Personally appeared before me Virginia Lamkin

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and made oath that she saw the within named grantor(s) John Peters and Elise Peters sign, seal and as their act and deed deliver the within written deed; and that she, with Willie T. Smith, Jr. witnessed the execution thereof.

Sworn to before me this 21st day of January, A. D., 1960
Willie T. Smith, Jr. (Seal)
Notary Public for South Carolina

Virginia Lamkin

State of South Carolina

RENUNCIATION OF DOWER

I, Willie T. Smith, Jr. Notary Public, do hereby certify

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unto all whom it may concern, that Mrs. Elise Peters wife of the within named John Peters 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 Clarence Peters, his 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 21st day of January, A. D., 1960
Willie T. Smith, Jr. (Seal)
Notary Public for South Carolina

Elise Peters

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 26th day of January 1960, at 11:43 M., No. #21033

176-3-198