

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

OLLIE FARNSWORTH R. M. C.



Know All Men by These Presents:

That We, John Randall Hutchens and Florine S. Hutchens in the State aforesaid, in consideration of the sum of Four Hundred Seventy Five (\$475.00) and the assumption of the listed mortgages.

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 on the northern side of Prancer Avenue, in the City of Greenville, being known and designated as lot number 267 in a subdivision known as Pleasant Valley, a plat of which is recorded in Plat Book P, Page 93, R. M. C. Office, Greenville County. Said lot is described as follows: BEGINNING at an iron pin on the northern side of Prancer Avenue at joint front corner of lots 263 and 264, said pin being 960 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 a joint rear corner of lots # 263 and #264; thence N. 89-52 E. 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, S. 89-52 W. 60 feet to an iron pin at joint front corner of lots #263 and #264, the point of beginning.

This is the same lot of land conveyed to the grantors by Cecil L. Hendrix by deed dated March 28, 1950, recorded in Deed Book 405, page 489. The property described above is subject to the reservations and restrictions as recorded in the R. M. C. Office, in Deed Book 301, page 60 and as amended by an instrument recorded in Deed Book 367, page 106.

As a part of the consideration the grantees agree to assume and pay the balance due on a mortgage given to the Life Insurance Company of Georgia dated December 15, 1949, recorded in Mortgage Book 445, page 103 together with another mortgage given to David G. Traxler dated December 5th, 1949, recorded in Mortgage Book _____, Page _____, R. M. C. Office, Greenville County.

The balance due on the first mentioned mortgage is \$5393.43 and the balance due on the second listed mortgage is \$447.37.

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 16 day of June in the year of our Lord One Thousand Nine Hundred and fifty

Signed, Sealed and Delivered in the Presence of

Virginia Richardson (Signature)

John Randall Hutchens (Signature) (Seal)
Florine S. Hutchens (Signature) (Seal)

State of South Carolina, Greenville County

Personally appeared before me Virginia Richards Hutchens

and made oath that she saw the within named grantor(s) John Randall Hutchens and Florine S. Hutchens written deed, and that she, with Jas. M. Richardson their act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 16 day of June, A. D. 19 50

Jas. M. Richardson (Signature) (Seal) Notary Public for South Carolina

Virginia Richards (Signature)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Jas. M. Richardson Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Florine S. Hutchens wife of the within named John Randall Hutchens 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 16 day of June, A. D. 19 50

Jas. M. Richardson (Signature) (Seal) Notary Public for South Carolina

Florine S. Hutchens (Signature)

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ 11 A. Recorded this 20th day of June 19 50 at 11: M. No. 15011