

STATE OF SOUTH CAROLINA, DEC 6 5 16 PM 1968 GREENVILLE COUNTY

Know All Men by These Presents:

That We, Jesse C. Capps and Teresa Capps in the State aforesaid, in consideration of the sum of One and No/100 (\$1.00)-----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 R. J. Roach, His Heirs and Assigns, Forever:

ALL that piece, parcel or lot of land in Greenville Township, School District 8-AB in Greenville County, State of South Carolina, being known and designated as Lot No. 3 of the subdivision known as Verner Heights, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Riverside Road and running thence N. 10 1/2 E. 150 feet to an iron pin; thence N 65 W. 60 feet to an iron pin; thence S. W. 150 feet to an iron pin on the Riverside Road; thence S. 65 E. 70 feet to the beginning corner, and this property is shown on County Tax Map sheet 156, Block 8 as Lot 14.

This property was acquired by W. M. Capps under deed of T. A. Badgett, dated August 22, 1933, recorded in the RMC Office in Deed Book 169, Page 219. Subsequently, the said lot was sold by M. L. Ashmore, delinquent tax collector, to The Forfeited Land Commission, by deed dated February 12, 1941. Thereafter, The Forfeited Land Commission, by its deed dated April 30, 1948, recorded in the RMC Office in Deed Book 345, Page 1, conveyed this lot to the grantee, R. J. Roach. W. M. Capps died testate and by the terms of his Will which is on file in the Probate Court for Greenville County, S. C., he devised the residue and remainder of his property to the grantor, which included any interest that he might have in the above described lot. The purpose of this deed, therefore, is to convey to the grantee any right, title or interest which may have been vested in W. M. Capps at the time of his death. This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights-of-way, if any affecting the above described property.

Grantee to pay 1967 taxes.

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 20 day of November in the year of our Lord One Thousand Nine Hundred and sixty seven

Signed, Sealed and Delivered in the Presence of

Ruth Hawkins
Paul M. Vernon

Jesse C. Capps Jr. (Seal)
Teresa Capps (Seal)

State of South Carolina, Greenville County

Personally appeared before me Ruth Hawkins Jesse C. Capps and

and made oath that she saw the within named grantor(s)/ Teresa Capps

deliver the within written deed, and that she, with Paul M. Vernon their act and deed witnessed the execution thereof.

Sworn to before me this 20 day of November, A. D. 19 67 Notary Public for South Carolina

Ruth Hawkins (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Paul M. Vernon

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Teresa Capps wife of the within named Jesse C. Capps

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 R. J. Roach, 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 20 day of November, A. D. 19 68 Notary Public for South Carolina

Teresa Capps (Seal)

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 6 day of December 19 68 at 5:16 P.M., No. 13861

NOTED 235-156-0-14