

STATE OF SOUTH CAROLINA,

JAN 3 4 24 PM 1963

BOOK 713 PAGE 485

GREENVILLE COUNTY

OLLE I. NORTH

Know All Men by These Presents:

That I, R. O. Nichols

in the State aforesaid, in consideration of the sum of - - Five and no/100 - - - - - DOLLARS, and assumption of mortgage hereinafter set forth, 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 James F. Nichols

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the east side of Broadway Drive being known and designated as Lot No. 3 and according to plat of Broadway Acres by J. C. Hill, revised October 8, 1962, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Broadway Drive, said iron pin being 303.1 feet north of the intersection of Broadway Drive and Saluda Dam Road, and running thence S. 74-55 E. 242.3 feet to an iron pin; thence N. 2-35 E. 67.7 feet to an iron pin; thence N. 71-30 W. 211 feet to an iron pin on the eastern edge of Broadway Drive; thence with said Broadway Drive S. 26-40 W. 80 feet to an iron pin, point of beginning.

As part of the consideration herein the Grantor assumes and agrees to pay that certain mortgage given by the Grantee to Carolina Federal Savings and Loan Association dated September 28, 1962 in the original amount of \$8,100.00 and recorded in the R.M.C. Office for 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 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 3rd day of January in the year of our Lord One Thousand Nine Hundred and Sixty-three.

Signed, Sealed and Delivered in the Presence of R. O. Nichols (Seal), Robert N. Daniel, Jr. (Seal), Winifred E. Russell (Seal), and other witnesses (Seal).

State of South Carolina, Greenville County Personally appeared before me Winifred E. Russell

and made oath that she saw the within named grantor(s) R. O. Nichols sign, seal and as his act and deed deliver the within written deed, and that she, with Robert N. Daniel, Jr. witnessed the execution thereof.

Sworn to before me this 3rd day of January, A. D. 1963 Winifred E. Russell (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Robert N. Daniel, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Carrie M. Nichols wife of the within named R. O. Nichols 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 James F. Nichols, 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 3rd day of January, A. D. 1963 Carrie M. Nichols (Seal) Notary Public for South Carolina

Recorded this 3rd day of January 1963 at 4:24 P. M., No. 16836

305 - B14 - 1 - 17.7 - (0.38Ac+) OUT OF B14 - 1 - 17.2