

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

APR 4 9 59 AM 1963

Know All Men by these Presents:

That R. O. Nichols in the State aforesaid, in consideration of the sum of Fifteen Thousand Six Hundred Twenty-Seven and 42/100 DOLLARS, (\$15,627.42)

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 Citizens Lumber Company, its successors and assigns forever,

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Cool Brook Drive, near the City of Greenville, Greenville County, State of South Carolina, being shown as Lot No. 19 on a plat of Magnolia Acres as recorded in the RMC Office for Greenville County, in Plat Book GG at page 133, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwesterly corner of the intersection of Cool Brook Drive and Fleetwood Drive, and running thence along the westerly side of Cool Brook Drive the following courses and distances: N. 34-05 E. 37.5 feet to an iron pin; N. 6-30 E. 61 feet to an iron pin; N. 7-10 E. 44 feet to an iron pin, joint front corner of Lots 19 and 20; thence along the joint line of said lots N. 87-33 W. 173.7 feet to an iron pin, common corner of Lots 16, 17, 18, 19, 20 and 21; thence along the line of Lots 18 and 19, S. 44-25 E. 200 feet to the point of beginning.

By the acceptance of this deed, the Grantee releases the Grantor from all personal liability in the event of deficiency by reason of the mortgage executed to the Grantee by the Grantor, dated February 15, 1957, recorded in Mortgage Book 705 at page 263, on which there is now due a balance of \$15,627.42, but this mortgage shall not merge with the fee but shall remain open for the protection of the Grantee against intervening liens and specifically against a (continued on back page)

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 its successors 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 18th day of November in the year of our Lord One Thousand Nine Hundred and Fifty Nine.

Signed, Sealed and Delivered in the Presence of [Signatures: R. O. Nichols, Thomas A. Roe, Broadus Curry]

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me [Notary] J. Broadus Curry

and made oath that he saw the within named grantor(s) R. O. Nichols sign, seal and as his act and deed deliver the within written deed, and that he, with Thomas A. Roe witnessed the execution thereof.

Sworn to before me this 18th day of November, A. D., 1959 [Signatures: Notary, Thomas A. Roe]

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, [Name] 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 Citizens Lumber Co., its successors Heirs and Assigns, all her interest and estate, and also 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 18th day of November, A. D., 1959 [Signatures: Carrie M. Nichols, Notary]

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 4th day of April 1963, at 9:58 A. M., No. 25168

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