

FILED
GREENVILLE CO. S.C.

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 20 10 21 AM 1967

CLERK OF COURTS
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that FLORENCE S. NIX, AS TRUSTEE,

in consideration of One Dollar and recitals-----

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

James Lafete Huffman, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate on the southeastern side of Pine Street in Greenville Township, Greenville County, State of South Carolina, being shown as the northeastern portion of Lot 14, Block G, on plat of Woodville Heights recorded in Plat Book L at pages 14 and 15, and being described as follows: Beginning at an iron pin on the southeastern side of Pine Street at the joint front corner of Lot 15 and lot heretofore conveyed to the grantee by deed recorded in Deed Book 526 at page 54, and running thence with line of the Huffman lot in a southeasterly direction, 263.9 feet, more or less, to an iron pin in rear line of Lot 14; thence with the rear line of Lot 6, n. 67-38 E. 60 feet to an iron pin at rear of Lot 15; thence with the line of said lot, N. 36-30 W. 272 feet to an iron pin on Pine Street, the point of beginning.

Said premises being a portion of the property conveyed to J. M. and Roxie Sanders by deed recorded in Deed Book 251 at page 269. J. M. Sanders died intestate and devised his interest in the property to Roxie Sanders. Roxie Sanders by deed dated June 16, 1967, recorded in Deed Book 822 at page 30, conveyed the identical lot above described to James Lafete Huffman, but inasmuch as Roxie Sanders had previously conveyed the same lot to Florence S. Nix, as Trustee, by deed recorded in Deed Book 706 at page 472, this deed is executed in order to perfect a fee simple title in James Lafete Huffman.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 19 day of July 19 67.

SIGNED, sealed and delivered in the presence of:

Belle J. Mackator _____ Florence S. Nix as Trustee (SEAL)
Ruby M. Eskew _____ _____ (SEAL)
_____ (SEAL)
_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named (grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19 day of July 19 67.

Belle J. Mackator (SEAL) _____ Ruby M. Eskew
Notary Public for South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

Not necessary

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 19 day of July 19 67.

Notary Public for South Carolina. (SEAL)

RECORDED this 20th. day of July 19 67, at 10:21 A. M., No. 2494

127-1-22
-245