

JAN 14 11 59 AM '74

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TITLE TO REAL ESTATE - INDIVIDUAL FORM - JOHN C. DILLARD, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that C. S. Mattox and Wilson M. Dillard

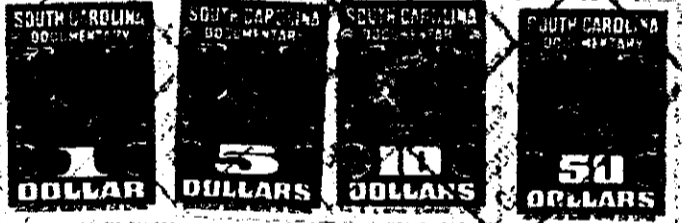
in consideration of Thirty Two Thousand Nine Hundred Fifty and No/100 (\$32,950.00)-- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Jimmy Leon Nixon and Nancy B. Nixon, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon situate, lying and being on the southeastern side of Ellesmere Drive in Greenville County, South Carolina being shown and designated as Lot No. 261 on a plat of Del Norte Estates, Section No. II and Sheet No. 1, made by Piedmont Engineers & Architects dated May 22, 1971, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-N, page 12, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the Grantor by deed of Threatt-Maxwell Enterprises, Inc. to be recorded herewith and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1974 and subsequent years.



Greenville County
Stamps
Paid \$36.30
Act No. 380 Sec. 1

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against the grantor(s) and the grantor's(s') heirs or successors 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 11 day of January 19 74
Signed, sealed and delivered in the presence of:
Pandra J. Clary (SEAL) C. S. Mattox (SEAL)
Jack H. Mitchell (SEAL) Wilson M. Dillard (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 11 day of January 19 74
Pandra J. Clary (SEAL)
Notary Public for South Carolina
My commission expires: 1/12/81
Jack H. Mitchell

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 or 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 11 day of January 19 74
Pandra J. Clary (SEAL) Nellie H. Mattox
Notary Public for South Carolina Lucy H. Dillard
My commission expires: 1/12/81 17628
RECORDED this 14 day of JAN 14 1974 19 at M., No.