

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
RECORDED
1974 FEB 23 11:11 AM
NOTARY PUBLIC

994-341

KNOW ALL MEN BY THESE PRESENTS, that WE, DON LEE NIVENS AND HELEN N. HIGH,

in consideration of ---ONE (\$1.00) DOLLAR (LOVE AND AFFECTION)----- 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 MARGARET C. NIVENS, her heirs and assigns, forever, all our right, title, and interest in and to:

All that piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, within the corporate limits of the City of Greenville, and being known and designated as Lot No. 12 of the Property of W. T. Patrick and Mrs. R. Timmons, Jr., according to a plat of record in the R. M. C. Office for Greenville County in Plat Book EE at Page 157, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of Eisenhower Street at the joint corner of Lots 11 and 12 and running thence N. 15-15 W. 94.9 feet to a point at the rear corner of Lot 11; thence N. 74-45 E. 14.6 feet to a point at the rear corner of Lot 10; thence N. 17-12 W. 78.9 feet to a point at the rear corner of Lot 12; thence N. 74-45 E. 77.9 feet to a point at the rear corner of Lot No. 12; thence S. 06-15 E. 46.4 feet to a point at the rear corner of Lot 13; thence S. 07-40 W. 31.8 feet to a point; thence S. 15-15 E. 100 feet to a point on the Northern side of Eisenhower Street at the joint front corner of Lots 12 and 13; thence with the Northern side of Eisenhower Street, S. 74-45 W. 35 feet to a point; thence continuing with the Northern side of Eisenhower Street, S. 76-59 W. 35 feet to the point of beginning; being the same conveyed to the grantors and grantee herein by J. P. Medlock by Deed dated the 14th day of September, 1956, and recorded in the R. M. C. Office for Greenville County in Book 561, Page 403. - 519 - 282 - 4 - 49

This conveyance is subject to recorded rights-of-way for the installation and maintenance of public utilities, and to restrictions recorded in the R. M. C. Office for Greenville County in Vol. 543, at Page 305.

(See other side)

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) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s) hand(s) and seal(s) this 23rd day of February, 1974.

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

Donald Lee Nivens (SEAL)
Helen N High (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) act and deed delivers the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of February, 1974.

Francis M. Rice (SEAL)
Notary Public for South Carolina
My commission expires Dec. 23, 1980.

[Signature]

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER

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) 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 23rd day of February, 1974

Francis M. Rice (SEAL)
Notary Public for South Carolina
My commission expires Dec. 23, 1980.

Dora K. Nivens

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

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