

TITLE TO REAL ESTATE - INDIVIDUAL FORM John M. Dillard, P.A., Greenville, S. C.

BOOK 11 PAGE 85

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that CHARLES WILBUR NICHOLS and TERESA B. NICHOLS

in consideration of Four Thousand Three Hundred and no/100ths (\$4,300.00)----- Dollars
and assumption of mortgage indebtedness as set forth below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto JULIA A. KIRK, DON W. KIRK and LILLIE C. COOPER, their heirs and assigns,
forever:

008300

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the southeastern side of Bagwell Avenue, in Greenville County, South Carolina, being the northwestern portion of Lot No. 5 shown on a plat of PROPERTY OF W. T. LOOPER, made by W. J. Riddle, dated July, 1951, recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, page 6, and having according to a plat entitled PROPERTY OF CHARLES WILBUR NICHOLS and TERESA B. NICHOLS, made by Jones Engineering Service, dated May 30th, 1972, recorded in Plat Book 4-Q, page 99, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bagwell Avenue at the joint front corner of Lots Nos. 5 and 6, running thence with the common line of said lots, S. 67-49 E., 129.2 feet to an iron pin; thence along a line through Lot No. 5, N. 22-33 E., 130.0 feet to an iron pin; thence along the common line of Lots Nos. 4 and 5, N. 67-49 W., 127 feet to an iron pin on the southeastern side of Bagwell Avenue; thence with the southeastern side of Bagwell Avenue, S. 23-31 W., 130.4 feet to an iron pin, the point of beginning. - 168 - 245 - 1 - 19.1

The above property is the same property conveyed to the Grantors by deed of Melvin L. McAlister recorded in Deed Book 945, page 223, and is hereby conveyed subject to 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 1975 and subsequent years.

As a part of the consideration of this deed, the Grantees agree and assume to pay in full the indebtedness due on a note and mortgage covering the above described property given to Carolina National Mortgage Investment Co., Inc., dated June 1st, 1972, in the original sum of \$22,000.00, and

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 grantees(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 grantees(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 27th day of November 1974.
Signed, sealed and delivered in the presence of:
Constance H. McBride Charles Wilbur Nichols (SEAL)
Jack H. Mitchell III Teresa B. Nichols (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 27th day of November 19 74.

Constance H. McBride (SEAL) Jack H. Mitchell III
Notary Public for South Carolina Jack H. Mitchell, III
My commission expires: 5/22/83

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

27th day of November 19 74.
Constance H. McBride (SEAL) Teresa B. Nichols
Notary Public for South Carolina
My commission expires: 5/22/83

RECORDED this _____ day of _____ 19 _____ at _____ A. M. No. _____

(CONTINUED ON NEXT PAGE)

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