

STATE OF SOUTH CAROLINA } TITLE TO REAL ESTATE
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that Morris E. Nichols and Dorothy B. Nichols

in consideration of Ten and 00/100 (\$10.00) Dollars,
and assumption of a mortgage more specifically described 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 James B. Watkins and Donna C. Watkins, their heirs and assigns forever

All that lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 11 on Map of Hudson Acres, recorded in the RMC Office for Greenville County in Plat Book Y at pages 38 and 39, and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the west side of Rockmont Road (formerly Hudson Drive), the joint front corner of Lots Nos. 11 and 12; thence with the joint line of said lots S. 47-40 W. 337 feet to an iron pin; thence N. 10-25 E. 455.1 feet to an iron pin corner of Lot No. 10; thence with the line of said lot S. 75-50 E. 208 feet to an iron pin on the west side of Rockmont Road; thence with the west side of Rockmont Road S. 14-10 W. 100 feet to a point; thence S. 7-35 W. 25 feet to a point; thence due south 25 feet to a point; thence continuing with the west side of said road S. 8-40 E. 25 feet to the beginning corner.

-12-186-278-1-20

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay the balance due on that certain mortgage given by Morris E. Nichols and Dorothy B. Nichols to Cameron-Brown Company and recorded in the RMC Office for Greenville County in Mortgage Book 969 at page 23 in the original amount of \$17,700.00 and having a present balance of \$6,456.43.

This is the same property conveyed to the grantors by deed of Martin C. Cheatham, Jr. and June Cheatham dated August 18, 1964 and recorded in the RMC Office for Greenville County in Deed Book 755 at page 496.

The grantee's address is: 526 Rockmont Road, Greenville, S. C.

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 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) the 1st day of August, 1979

SIGNED, sealed and delivered in the presence of:

Morris E. Nichols (SEAL)
Morris E. Nichols
Dorothy B. Nichols (SEAL)
Dorothy B. Nichols
Sam D. Palmer (SEAL)
Sam D. Palmer

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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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 1st day of August, 1979

Sam D. Palmer (SEAL)
Sam D. Palmer
My Commission expires 10/18/86

STATE OF SOUTH CAROLINA }
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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(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

1st day of August, 1979
Dorothy B. Nichols (SEAL)
Dorothy B. Nichols
Notary Public for South Carolina

My commission expires 10/18/86
RECORDED AUG 2 1979
RECORDED this day of 1979 at M., NO. 4085
at 4:08 P.M. 278

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