

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

JAN 2 11 37 AM 1953

OLLIE FARNSWORTH R.M.C. Know All Men by These Presents:

That I, Iia E. Nicholson in the State aforesaid, in consideration of the sum of Two Hundred Seventy-Five & NO/100 (\$275.00) DOLLARS, and the assumption of two (2) mortgages hereinafter referred to to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

W. A. Nicholson and Ida R. Nicholson, their Heirs and Assigns forever.

All that certain lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as a part of the rear portion of lot No. 19, Section H, of Woodville Heights, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "L", pages 14 and 15, and having the following metes and bounds according to survey and plat by J. C. Hill, Surveyor:

BEGINNING at an iron pin in line of lot No. 13, Section H, said plat, and running thence S. 59-50 W. 214.2 feet to iron pin in line of lot No. 20; thence with line of Lot No. 20 S. 44-12 E. 50 feet to iron pin; thence N. 59-40 E. 211.4 feet to stake in rear line of Lot No. 14; thence with line of Lot No. 14 S. 22-22 W. 20 feet to iron pin; and thence with line of Lot No. 13 N. 53-40 E. 50 feet to the beginning corner. Being the same lot of land conveyed to me by W. A. Farnsworth by deed dated December 3, 1951, and recorded in R.M.C. Office for Greenville County in Deed Book 447, at page 27.

Included in this conveyance is a right-of-way through lot No. 19, on said plat, for a roadway which is to run along the line of said lot No. 19, and to lead to McDowell Street. said roadway is not to exceed 20 feet and is to run along the rear of Lots Nos. 18, 17, 16, 15 and 14, giving the grantee a roadway into and out of his lot.

AS A PART of the consideration for this conveyance the grantee herein assumes and agrees to pay two mortgages: (1) That mortgage for 2,000.00 given by W. A. Farnsworth to Oscar Hodges and Sara S. Hodges, dated November 1, 1951, recorded in R.M.C. Office for Greenville County in Mortgage Book 514, at page 14. (2) That mortgage for \$1,055.00 given by the grantor herein to W. A. Farnsworth, dated December 3, 1951, recorded in R.M.C. Office for Greenville County in Mortgage Book 517, at page 70.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 31st day of December in the year of our Lord One Thousand Nine Hundred and Fifty-two.

Signed, Sealed and Delivered in the Presence of

[Signature of Ralph W. Drake]

[Signature of Iia E. Nicholson]



State of South Carolina, Greenville County

Personally appeared before me I. A. Hutson, Jr.

and made oath that he saw the within named grantor(s) Iia E. Nicholson sign, seal and as her act and deed deliver the within written deed, and that he, with Ralph W. Drake witnessed the execution thereof.

Sworn to before me this 31st day of December, A. D. 1952 [Signature of Ralph W. Drake] Notary Public for South Carolina

[Signature of I. A. Hutson, Jr.]

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. [Name] ROYAN GRANTOR wife of the within named did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D. 19 [Signature] Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 2nd day of January 1953 at 11:37 A.M. #15

128-3-39.2