

STATE OF SOUTH CAROLINA, JULIE FARNSWORTH

GREENVILLE COUNTY R.M.C.

Know All Men by These Presents:

Ruby N. Ward, Jess L. Nix, Ethel N. Holmesley, Robert J. Nix, Sarah N. Waldrop, Dora N. Gilreath, Frances N. Beacham and Lelia M. Nix in the State aforesaid. That Nix, sole heirs at law of Bob C. Nix, Deceased. in consideration of the sum of One and No/100 (\$1.00) and Love and affection for our father, R. L. NIX. DOLLARS, 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 R. T. Nix, his heirs and assigns, forever:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No.107, Cabler Street, of a Subdivision known as Avalon Estates, which is duly recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "B", at page 89 and having, according to said plat the following notes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Cabler Street at joint front corner of Lots 106 and 107 and running thence N. 48-42 W. 160 feet to an iron pin; thence S. 41-18 W. 58 feet to an iron pin at the joint rear corner of Lots 107 and 108; thence with the joint line of said lots S. 48-42 E. 160 feet to an iron pin on the northeast side of Cabler Street; thence along the north-east side of Cabler Street, N. 41-18 E. 58 feet to the point of beginning.

The above described lot is conveyed subject to the same restrictions, covenants and conditions as set forth in deed from M.W. Fore to Bob C. Nix, dated September 4, 1953 and recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 486, at page 64.

The grantors herein are the sole heirs at law and distributees of Bob C. Nix, deceased, who died intestate on the 28th day of December, 1953 as appears in the Office of the Probate Court for Greenville County, S.C., in Apartment ____, File ____.

The grantee is to pay 1954 taxes.

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 his 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 4th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Robert B. Kay

Ruby N. Ward (Seal)
Jess L. Nix (Seal)
Ethel N. Holmesley (Seal)
Sarah N. Waldrop (Seal)
Dora N. Gilreath (Seal)
Frances N. Beacham (Seal)
Lelia M. Nix

State of South Carolina, Greenville County

Personally appeared before me Guy A. Gullick

and made oath that he saw the within named grantor(s) Ruby N. Ward, Jess L. Nix, Ethel N. Holmesley, Dora N. Gilreath, Frances N. Beacham and Lelia M. Nix sign, seal and as their act and deed deliver the within written deed, and that he, with Robert B. Kay witnessed the execution thereof.

Sworn to before me this 4th day of February, A. D. 19 54 Robert B. Kay (Seal) Notary Public for South Carolina

Guy A. Gullick

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

Jess L. Nix un-married.

I, Robert B. Kay

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Christine M. Nix wife of the within named Robert J. Nix 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 R. L. Nix, his 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 12th day of February, A. D. 19 54 Robert B. Kay (Seal) Notary Public for South Carolina

Christine M. Nix

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 12th day of February 19 54 at 12:03 P.M. M., No. #3291

171-5-125