

STATE OF SOUTH CAROLINA

NOV 19 4 42 PM 1954

GREENVILLE COUNTY

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

That I, Jimmy Nixon in consideration of the sum of - - Eight hundred and fifty and no/100 - - DOLLARS, and subject to outstanding mortgage set out below, 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

O. Y. Brownlee, his heirs and assigns, forever;

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the Southeast side of Phillips Lane in the City of Greenville, County of Greenville, State of South Carolina being shown as Lot No. 17 on Plat of property of John T. Douglas and T. F. Huguenin, revised by Haskell Martin, Architect, November 28, 1946, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "Q", Page 200, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Phillips Lane at joint front corner of Lots 16 and 17, said pin being 1370.4 feet in a Southwesterly direction from the point where the Southeast side of Phillips Lane intersects with the Southwest side of Augusta Road, and running thence with the line of Lot 16 S. 42-30 E. 154 feet to an iron pin; thence S. 47-11 W. 61.7 feet to an iron pin; thence N. 41-30 W. 154 feet to an iron pin on the Southeast side of Phillips Lane; thence along the Southeast side of Phillips Lane N. 47-11 E. 58.7 feet to the beginning point.

Being the same property conveyed to the grantor herein by T. F. Huguenin and John T. Douglas by deed recorded in R. M. C. Office for Greenville County, South Carolina, in Volume 483 at page 366.

This conveyance is made subject to mortgage held by Fidelity Federal Savings & Loan Association in the original amount of \$5800.00.

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 19th day of November in the year of our Lord One Thousand Nine Hundred and fifty-four

Signed, Sealed and Delivered in the Presence of

Frank Eppes Betty W. Aronson



Jimmy Nixon

(Seal) (Seal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me Betty W. Aronson



and made oath that she saw the within named grantor(s) Jimmy Nixon written deed, and that she, with Frank Eppes sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 19th day of November, A. D. 19 54 Frank Eppes Notary Public for South Carolina

Betty W. Aronson

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Frank Eppes Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Evelyn C. Nixon wife of the within named Jimmy Nixon 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 O. Y. Brownlee, 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 19th day of November, A. D. 19 54 Frank Eppes Notary Public for South Carolina

Mrs. Evelyn C. Nixon

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 19th day of November 1954, at 4:42 P.M. M. No. 26705