

5M-9-57
TITLE OF REAL ESTATE - Form 137 1/2 - W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

Know All Men by These Presents:

That Kathleen D. Nix, Leonard D. Nix, Jr., Joyce Nix Poole in the State aforesaid, in consideration of the sum of Three Thousand Five Hundred and no/100 DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Juanita L. Cox, her heirs and assigns forever:

All of that lot of land in the County of Greenville, State of South Carolina, in Bates Township, situate on the western side of the Little Texas Road a few hundred feet south of the intersection of Tigerville Road as shown on plat recorded in plat book NN at page 164 of property of Leonard D. Nix Estate made by Terry T. Dill dated March 18, 1959 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of the Little Texas Road running to Enoree at the corner of property of Bridwell, which iron pin is situate 284 feet south of the center line of Tigerville Road and running thence S 73-22 W, 150 feet to an iron pin; thence along the property of Patrick S 23 E, 85 feet to an iron pin; thence N 70-25 E, 148.6 feet to an iron pin on Little Texas Road; thence with said road N 22-26 W, 77 feet to the point of beginning.

The above described property is a portion of that willed to us by Leonard D. Nix in Apt. 616, File 6 wherein he died testate December 5, 1952 leaving a life estate to Kathleen D. Nix with the remainder to Leonard D. Nix, Jr. and Joyce Nix Poole, their children.

Grantors agree to pay 1959 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 her 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 1 day of August in the year of our Lord One Thousand Nine Hundred and fifty nine

Signed, Sealed and Delivered in the Presence of

X *Nenny Valentino, Notary Public for S.C.*
X *Moret M. Valentino*
Charles W. Spence
Sara F. Allison

Kathleen D. Nix (Seal)
Joyce Nix Poole (Seal)
Leonard D. Nix, Jr. (Seal)

State of South Carolina
COUNTY OF Greenville

Personally appeared before me Sara F. Allison

and made oath that he saw the within named grantor(s) Kathleen D. Nix, Leonard D. Nix, Jr. and Joyce Nix Poole sign, seal and as their act and deed deliver the within written deed, and that he, with Charles W. Spence witnessed the execution thereof.

Sworn to before me this 1 day of August, A. D., 19 59
Charles W. Spence (Seal)
Notary Public for South Carolina

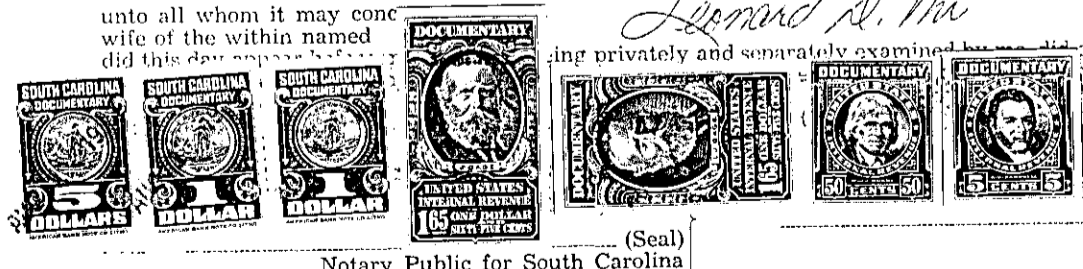
Sara F. Allison

State of South Carolina
COUNTY OF

RENUNCIATION OF DOWER
I, Leonard D. Nix, Jr. unmarried
Notary Public, do hereby certify

unto all whom it may concern that I have examined the within named wife of the within named

and she has privately and separately examined and declared that she does freely, ever, renounce, release, and assigns, all her interest and in mentioned and released.



Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ (Continued on Next Page)
Recorded this _____ day of _____, 19 _____, at _____ M., No. _____

500-4-5.1² Ov. No. 500-4-5