

STATE OF SOUTH CAROLINA,  
County of Greenville



FEB 9 3 15 PM 1961



BOOK 608 PAGE 23

KNOW ALL MEN BY THESE PRESENTS That JAMES F. NICHOLS

in the State aforesaid,

in consideration of the sum of Seven Thousand Five Hundred and No/100ths -----  
----- (\$7,500.00) 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  
GLENN C. WATKINS and BETTY ANN WATKINS:

All that certain piece, parcel or lot of land situate, lying and being on the Northeastern side of Franklin Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the front portion of Lot No. 302 as shown on a plat of property of Colonia Company, prepared by Dalton & Neves, Engineers, dated February, 1938, and recorded in the R. M. C. Office for Greenville County in Plat Book J at page 190, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Franklin Road at the joint front corner of Lots Nos. 302 and 303, which iron pin is 848.8 feet in a Northwesterly direction from the Northwestern corner of the intersection of Franklin Road and Tindal Road (sometimes Parker Road), and running thence with the line of Lot No. 303 N. 25-34 E. 200 feet to an iron pin; thence a new line through Lot No. 302 N. 64-26 W. 100 feet to an iron pin in the line of Lot No. 301; thence with the line of Lot No. 301 S. 25-34 W. 200 feet to an iron pin on the Northeastern side of Franklin Road; thence with the Northeastern side of Franklin Road S. 64-26 E. 100 feet to the point of beginning.

This is the identical property conveyed to the grantor herein by deed of William N. Minor, dated September 24, 1958, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 606 at page 543.

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

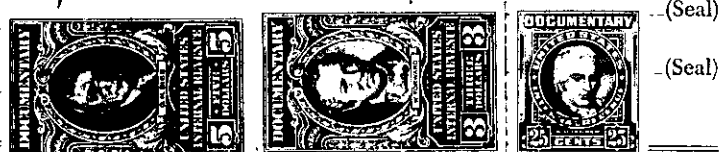
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, their Heirs and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and 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 9th day of February in the year of our Lord One Thousand Nine Hundred and Sixty-one

Signed, Sealed and Delivered in the Presence of

*James F. Nichols* (Seal)  
James F. Nichols

*Florence T. Buchmueller*  
*Fred D. Cox, Jr.*



STATE OF SOUTH CAROLINA } Personally appeared before me Florence T. Buchmueller  
County of Greenville } and made oath that s he saw the within named grantor(s) sign, seal and as his  
act and deed deliver the within written deed, and that s he, with Fred D. Cox, Jr. witnessed the execution thereof.

Sworn to before me this 9th day of February, A. D. 19 61  
*Fred D. Cox, Jr.* (Seal) } *Florence T. Buchmueller*  
Notary Public for South Carolina

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
County of Greenville } I, Fred D. Cox, Jr.

do hereby certify unto all whom it may concern, that Mrs. Virginia P. Nichols wife of the within named James F. Nichols 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 the grantee(s), 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 9th day of February, A. D. 19 61  
*Fred D. Cox, Jr.* (Seal) } *Mrs. Virginia P. Nichols*  
Notary Public for South Carolina

Recorded February 9th. 1961, at 3:15 P. M., #19829.

165-2-36