

STATE OF SOUTH CAROLINA 3 51 PII 1961
GREENVILLE COUNTY

Know All Men by These Presents:

That I, HAROLD W. NICHOLSON, JR. in the State aforesaid,
in consideration of the sum of One Thousand and no/100 ----- DOLLARS,
and assumption of the mortgage referred to 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 FRED M. BLAKE, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northwest side of Vanderbilt Circle and on the Southwest side of Sewanee Avenue, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 57 on plat of White Oaks Subdivision of Northside Development Company made by J.D. Pellett, August 1946, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book P, at Pages 120 and 121, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Sewanee Avenue, at joint front corner of Lots 56 and 57, and running thence with the line of Lot 56, S. 77-08 W., 202.3 feet to an iron pin; thence S. 4-28 E., 66.3 feet to an iron pin; thence with the line of Lot 58, N. 83-20 E., 207.3 feet to an iron pin on the Northwest side of Vanderbilt Circle; thence with Vanderbilt Circle, N. 26-11 E., 60 feet to an iron pin at the intersection of Vanderbilt Circle and Sewanee Avenue; thence along the Southwest side of Sewanee Avenue, N. 51-10 W., 53.3 feet to the beginning corner.

GRANTEE assumes and agrees to pay the balance due on that mortgage given by Harold W. Nicholson, Jr. to The Prudential Insurance Company of America on June 4, 1954 in the original amount of \$10,200, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 598, Page 243.

THIS is the same property conveyed to the grantor by deed of Hansell E. Simpson, dated June 4, 1954, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 501, Page 117.

Grantee to pay 1961 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 5th day of May in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

Edith G. McClellan (Seal)
Patrick C. Fant (Seal)
SOUTH CAROLINA DOCUMENTARY DOLLAR (Seal)
SOUTH CAROLINA DOCUMENTARY DOLLAR (Seal)
SOUTH CAROLINA DOCUMENTARY DOLLAR (Seal)

State of South Carolina,
Greenville County

Personally appeared before me Edith G. McClellan

and made oath that she saw the within named grantor(s) Harold W. Nicholson, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 5th day of May, A. D. 19 61

Patrick C. Fant (Seal)
Notary Public for South Carolina

Edith G. McClellan (Seal)

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Margaret F. Nicholson wife of the within named Harold W. Nicholson, Jr. 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 Fred M. Blake, 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 5th day of May, A. D. 19 61

Patrick C. Fant (Seal)
Notary Public for South Carolina

Margaret F. Nicholson

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 8th day of May 19 61, at 3:54 P.M., No. #27522

275-8-26