

501 Point May
Greenville S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

VOL 1047 PAGE 640

DEC 9 3 35 PM '76

DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that

We, Kathleen D. Nix, Leonard D. Nix, Jr., and Joyce Nix Poole,

in consideration of SIXTEEN THOUSAND FIVE HUNDRED & NO/100 (\$16,500.00) ----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto WINSTON S. COX, His Heirs and Assigns, Forever:

ALL that piece, parcel or tract of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, containing 20.09 acres as shown on plat of property of Winston Cox in Bates Township according to a survey made by Terry T. Dill, November 30, 1976, said plat being recorded in the RMC Office for Greenville County in Plat Book 52, at page 19, and having according to said plat the following courses and distances, to wit:

472

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200

BEGINNING at an iron pin at or near a County Road and running thence through and along said County Road S. 89-09 E. 200 feet; thence continuing with said road S. 89-25 E. 120 feet; thence continuing with said road N. 78-28 E. 110 feet; running thence S. 60-00 W. 158 feet; running thence along property now or formerly of Townes S. 55-40 E. 920 feet; thence continuing along property now or formerly of Townes S. 26-42 W. 910.5 feet to iron pin; running thence N. 74-48 W. 505 feet to a branch; running thence with the branch as the line N. 16-16 W. 85 feet, N. 08-20 W. 165 feet, N. 07-30 E. 230 feet, N. 25-20 W. 70 feet to a spring; running thence N. 19-50 E. 139 feet; running thence N. 14-25 W. 618 feet to the beginning corner.

This being the same property conveyed to L. D. Nix in Deed Book 226, page 22, on September 28, 1940. Thereafter Leonard D. Nix, the one and the same as L. D. Nix, died testate on or about December 5, 1952, as shown in Probate Judge's File 616, page 6, devising all of his property to Kathleen Nix, his widow, Leonard D. Nix, Jr., his son, and Joyce Nix, his daughter, granting unto the widow, Kathleen Nix, a life estate in said property, she joining in this deed to place full fee simple title in Winston S. Cox.

The above conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

-356- 504.2-1-10.1
OUT OF 504.2-1-10

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 9th day of December, 1976

SIGNED, sealed and delivered in the presence of:

Jane H. Richardson
Julius E. John

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 9th day of December 19 76.

Julius E. John (SEAL)
Notary Public for South Carolina

Jane H. Richardson (SEAL)

My commission expires July 14, 1977

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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COUNTY

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SOUTH CAROLINA COUNTY DOCUMENTARY TAX
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Notary Public for South Carolina.

My commission expires July 14, 1977

RECORDED this DEC 9 1976 at 3:35 p. M., No 15638

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