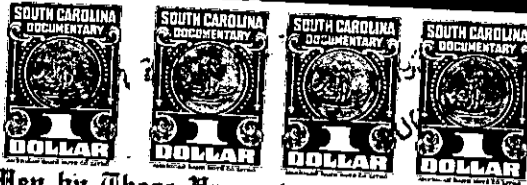


STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

AUG 12 9 41 AM '53



Know All Men by These Presents:

That We, T. F. Huguenin and John T. Douglas
in consideration of the sum of SIX THOUSAND SEVEN HUNDRED TWENTY FIVE AND NO/100- DOLLARS,
in the State aforesaid,
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
JIMMY NIXON, 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 East 58.7 feet to the beginning point.

Being the same property conveyed to the grantors herein by Haskell H. Martin Jr. and Judson C. Martin by deed recorded in R. M. C. Office for Greenville County S. C. in Vol. 322, Page 267.



TOGETHER with all and Singular the Rights, Members, Incumbrances 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.

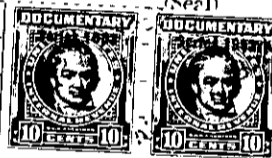
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 11 day of August in the year of our Lord One Thousand Nine Hundred and Fifty-three

Signed, Sealed and Delivered in the Presence of

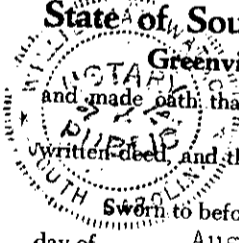
Mary R. Whitmire
Willie Mae Watson

T. F. Huguenin (Seal)
John T. Douglas (Seal)



State of South Carolina,
Greenville County

Personally appeared before me Mary R. Whitmire



and made oath that s he saw the within named grantor(s) T. F. Huguenin and John T. Douglas sign, seal and as their act and deed deliver the within written deed, and that s he, with Willie Mae Watson witness the execution thereof.

Sworn to before me this 11 day of August, A. D. 19 53
Willie Mae Watson (Seal)
Notary Public for South Carolina

Mary R. Whitmire (Seal)

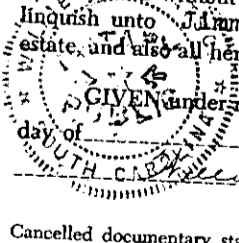
State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Willie Mae Watson

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Sallie C. Huguenin and wife of the within named T. F. Mrs. Rosa F. Douglas, 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 Jimmy Nixon, 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 11 day of August, A. D. 19 53
Willie Mae Watson (Seal)
Notary Public for South Carolina

Sallie C. Huguenin
Rosa F. Douglas

Cancelled documentary stamps attached: S. C. \$ 12th day of August 19 53, at 9:41 A.M., No. #17875

214-3-16