

OCT 31 5 31 PM 1961

BOOK 685 PAGE 263

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

OLLIE FAHNSWORTH

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

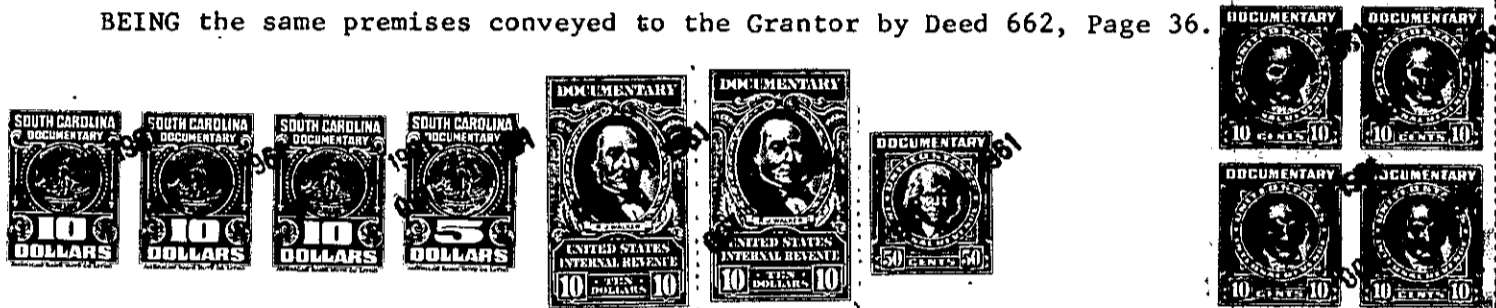
That JIMMY NIXON in the State aforesaid, in consideration of the sum of Eighteen Thousand Six Hundred and No/100 (\$18,600.00) DOLLARS,

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 the said JAMES R. HUGHBANKS, His Heirs and Assigns forever:

All that piece, parcel or lot of land in Gantt Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 232, Section 3, on Plat of property of Belle Meade Subdivision, Pine Creek Drive, recorded in Plat Book GG, Page 187, in the R. M. C. Office for Greenville County and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Pine Creek Drive, joint front corner of Lots No. 231 and 232 of Section 3; thence with the line of Lot No. 231, S. 38-28 W. 150 feet to an iron pin; thence N. 51-30 W. 75 feet to an iron pin at the joint rear corner of Lots No. 232 and 233; thence with the line of Lot No. 233, N. 28-30 E. 142.4 feet to an iron pin on Pine Creek Drive; thence with said Pine Creek Drive, S. 57-11 E. 100 feet to the point of BEGINNING.

BEING the same premises conveyed to the Grantor by Deed 662, Page 36.



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 31st day of October in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of [Signatures] (Seal) (Seal) (Seal) (Seal) (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Connie R. Linville

and made oath that she saw the within named grantor(s) Jimmy Nixon sign, seal and as his act and deed deliver the within written deed, and that she, with Belton O. Thomason, Jr. witnessed the execution thereof.

Sworn to before me this 31st day of October, A. D., 1961 [Signatures] (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, Belton O. Thomason, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Evelyn C. Nixon wife of the within named ~~XXXXXXXXXXXXXXXXXXXX~~ Jimmy Nixon 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 James R. Hughbanks, His Heirs and Assigns, all her interest and estate, and also 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 31st day of October, A. D., 1961 [Signatures] (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ (Continued on Next Page) Recorded this _____ day of _____, 19____, at _____, S. C.

372-1-42