

POB 1005
Savoy, SC 29691

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } FILED

KNOW ALL MEN BY THESE PRESENTS, that I, James G. Nichols, Sr.

in consideration of Ten and no/100 (\$10.00) 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 John David Cox, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Monaghan Mills Village, Greenville, S.C., and being known and designated as Lot 78, Section I, as shown on a plat entitled "A Subdivision for Victor-Monaghan Mills, Greenville, South Carolina", made by Pickell and Pickell, Engineers, Greenville, South Carolina, dated December 20, 1948 and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book S, at Pages 179-181, inclusive, and according to said plat being more particularly described as follows, to-wit:

BEGINNING at a point on the East side of Frost Street, the common front corner of the herein described lot and Lot 77; thence running along the common line of said lots South 83-21 East 88.9 feet to a point on a fifteen (15') foot alley; thence running with the West side of said alley South 6-39 West 75 feet to a point; thence running along with the common line of the herein described lot and Lot 79 North 83-21 West 88.9 feet to a point on the East side of Frost Street; thence running along the East side of Frost Street North 6-39 East 75 feet to the point of BEGINNING. The above described lot is known as 15 Frost Street.

The above described property is subject to any and all easements and rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all covenants, restrictions or zoning ordinances affecting such property as appear of record. The above described property is specifically subject to any easements and rights of way for that certain sanitary sewer line running through said property as shown on the above referred to plat and to restrictions recorded in Deed Book 382, at Page 10 in the R.M.C. Office for Greenville County, S.C.

The above described property is the same conveyed to the Grantor herein named by deed from Nichols-Chapman Realtors dated November 15, 1983 and recorded in the office of the R.M.C. for Greenville County, S.C. in Deed Book 1200, at Page 533, from David A. Sizemore dated May 17, 1983.

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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 3rd day of February 19 84.
SIGNED, sealed and delivered in the presence of:
James G. Nichols, Sr. (SEAL)
John D. Cox (SEAL)
John D. Cox (SEAL)
John D. Cox (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF PICKENS } 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 3rd day of February 1984.
John D. Cox (SEAL) John D. Cox
Notary Public for South Carolina. My commission expires: 1/30/90

STATE OF SOUTH CAROLINA }
COUNTY OF PICKENS } RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
3rd day of February 19 84. Marion R. Nichols
John D. Cox (SEAL)
Notary Public for South Carolina. My commission expires: 1/30/90 21678

RECORDED this FEB 8 1984 day of at 3:13 P/M 4 FE08 84 054 M. No. 4.0000

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