

305 Pebblewood Drive, Simpsonville SC 29681

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Johnnie W. Frazor and Sara S. Frazor

In consideration of Three Thousand, Five Hundred Dollars, (\$3,500.00) plus assumption of mortgage as noted below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Mark G. Nixon and Connie S. Nixon, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the Town of Simpsonville, Austin Township, being shown and designated as Lot 395, Section V of Westwood Subdivision, as shown on plat thereof recorded in Plat Book 4X, Pages 62 and 63 in the RMC Office for Greenville County, South Carolina. Reference is hereby made to said plat for a more particular description.

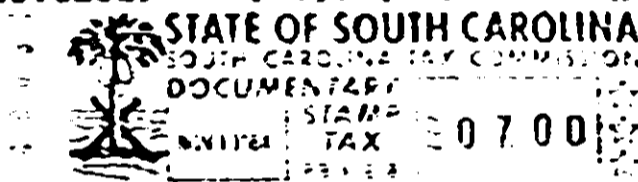
This conveyance is made subject to the restrictive covenants affecting Section V of Westwood Subdivision, said restrictive covenants being recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 980, Page 310.

This conveyance is also made subject to any restrictive covenants, building setback lines and rights of way and easements which may affect the above described property.

DERIVATION: This being the same property conveyed to Grantor herein by deed of Builders & Developers, Inc. as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1021, Page 730 on July 24, 1975.

18-899-574.10-1-3

As part of the consideration paid herefor, the Grantees agree to assume and pay that certain note given by Grantors to Richard Smith, Jr. and Helen D. Smith, said mortgage being recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1689, Page 329, on November 13, 1984, said mortgage having a present balance of \$38,500.00.



together with all and singular the rights, members, benefits 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) heirs or successors and assigns forever. And the grantors do hereby bind the grantors and the grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s) heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s) hand(s) and seal(s) this 7th day of November, 1984

SIGNED, sealed and delivered in the presence of

Johnnie W. Frazor (SEAL) (Johnnie W. Frazor)

[Signature]

Sara S. Frazor (SEAL) (Sara S. Frazor)

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

PROBATE

grantee(s) were, seal and as the grantor(s) and deed, deliver the within written deed and that she, with the other witness subscribed above expressed the execution thereof.

SWORN to before me this 7th day of November, 1984

[Signature] (SEAL)

My commission expires 8/25/91

STATE OF SOUTH CAROLINA } COUNTY OF

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/they freely, voluntarily, and without any compulsion, duress, fear of any person whatsoever, and full knowledge of the contents and effect of the same, and the grantor(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower, do and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)

Notary Public for South Carolina

My commission expires

RECORDED

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