

STATE OF SOUTH CAROLINA, }  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, C. M. Gaffney, Trustee

in the State aforesaid  
in consideration of the sum of Forty-four hundred and no/100 (\$4,400.00)  
Dollars,  
to me in hand paid, at and before the sealing of these presents by  
S. C. Nichols  
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  
S. C. Nichols

All that certain piece, parcel or lot of land, situate, lying and being in the  
County and State aforesaid, on the Southwest side of Sylvania Avenue, just off Paris  
Mountain Road, being known and designated as Lot No. 45 on plat made by Dalton and Neves,  
Engineers, June, 1938, of "Leawood" property of C. M. Gaffney, Trustee, which plat is  
recorded in the R. M. C. Office for Greenville County in Plat Book "J" at pages 18 and  
19, and being more particularly described as follows:

Beginning at an iron pin on Sylvania Avenue, joint corner of Lots Nos. 44 and 45  
and running thence S. 33-54 W. 164.3 feet to an iron pin joint corner of Lots Nos. 41,  
42, and 45; thence S. 55-41 E. 75 feet to an iron pin joint corner of Lots Nos. 40, 41,  
45 and 46; thence with joint line of Lots Nos. 45 and 46 N. 33-54 E. 164.9 feet to an  
iron pin on Sylvania Avenue; thence with Sylvania Avenue N. 56-06 W. 75 feet to the  
beginning corner.

Provided, however, and subject to the restrictions which are of record in the R.M.C.  
Office for Greenville County in Deed Book "204" at page 148.

The above described land is part of the same conveyed to me by Annie F. Zimmele & Marguerite Goldsmith  
on the 30th day of November 1937, deed recorded in office of  
Register of Mesne Conveyance for Greenville County, in Book 201, Page 97.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or apper-  
taining.

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the said S. C. Nichols, his  
heirs and assigns, forever.

AND I do hereby bind myself, my successors, assigns, executors and administrators to  
warrant and forever defend all and singular the said premises unto the said S. C. Nichols, his

heirs and assigns,  
against me and my successors and assigns, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 10th day of July in the year of  
our Lord one thousand nine hundred and forty and in the one hundred and sixty-fifth  
year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of C. M. Gaffney, Trustee (L. S.)  
Virginia McCarter (L. S.)  
T. P. P. Carson. (L. S.)

S. C. Stamps Cancelled, \$ 9 and 00 cents  
U. S. Stamps Cancelled, \$ 4 and 95 cents

STATE OF SOUTH CAROLINA, }  
Greenville County

PERSONALLY appeared before me Virginia McCarter

and made oath that she saw the within named C. M. Gaffney, Trustee  
sign, seal, and as his act and deed, deliver the within written Deed; and that she, with  
T. P. P. Carson witnessed the execution thereof.

SWORN to before me, this 10th  
day of July A. D. 1940  
T. P. P. Carson (L. S.)  
Notary Public for South Carolina

Virginia McCarter

STATE OF SOUTH CAROLINA }  
Greenville County.

RENUNCIATION OF DOWER

I, \_\_\_\_\_, a Notary Public \_\_\_\_\_ do hereby certify unto all whom it may  
concern, that Mrs. \_\_\_\_\_ the wife of the within named  
\_\_\_\_\_ did this day appear before me, and upon being privately and separately examined by  
me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever  
relinquish unto the within named \_\_\_\_\_

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 \_\_\_\_\_  
day of \_\_\_\_\_ Anno Domini 19\_\_\_\_  
\_\_\_\_\_  
(L. S.)  
Notary Public for South Carolina

Recorded July 16th 1940 at 3:46 o'clock, P. M. BY: E. G.