

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY MAY 21 11 49 AM '54

Know All Men by These Presents:

That I, W. L. Nelson, of Greenville County, in the State aforesaid, in consideration of the sum of Twenty Four Hundred Fifty (\$2450.00) - - - - - DOLLARS, and the assumption of Mortgage hereinafter more specifically set forth, 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 K. Cole, his heirs and assigns,

All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, in Town of Mauldin, being all of rear portions of Lots Numbers Twelve and Thirteen (Nos. 12 & 13) and an unnumbered tract of land lying at rear of said Lots, as shown on plat of property of Bishop & Batson, made by W.J. Riddle, Sur., June 1945, recorded in R.M.C. office in Plat Book "M", page 135, and also shown on plat of Cooper property, made by W.J. Riddle, Sur., June 1945, and, according to said plats in part, having the following metes and bounds, to-wit:

BEGINNING at a point in center of culvert in branch in a County Road leading southwesterly from Laurens Road past Mauldin Baptist Church, and running up said branch, the traverse line being N. 60-15 W. 312.5 feet to point, black gum on southwestern bank of branch, said point, and black gum, being in rear line of Lot No. 12 of plat; thence along line of Lot No. 12 of plat, N. 35-30 E. 113 feet to an iron pin at joint rear corner of Lots Nos. 11 & 12 of plat; thence with line of Lot No. 11, N. 43-30 W. 199.4 feet, more or less, to point, joint rear corner with front part of Lot No. 12 conveyed by me to L.A. Kellett; thence cutting across Lots Nos. 12 & 13 in a westerly direction, 294 feet, more or less, along line of said Kellett property to point in southwestern line of Lot No. 13; thence S. 49-03 E. 159 feet, more or less, along line of Lot No. 13 to iron pin at rear corner of original Lot No. 13; thence continuing, S. 49-0 E. 254 feet to an iron pin on northwestern edge of said County Road; thence along northwestern edge of said County Road, N. 44-10 E. 207 feet to beginning. Being a part of the property conveyed to me by M.P. Knox by deed dated March 23, 1950, recorded in Vol. 405, page 272 in said R.M.C. office.

As a part of the consideration hereinabove expressed, Grantee herein assumes and agrees to pay that certain Note and Mortgage over the above described property, executed by me to John A. Park, with interest thereon, for the original sum of \$1500.00 dated Jan. 4, 1954, recorded in Vol. 582, page 444 in said R.M.C. office.

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 1st day of May in the year of our Lord One Thousand Nine Hundred and Fifty Four.

Signed, Sealed and Delivered in the Presence of

John C. Henry
Laurie P. Holbrook



W. L. Nelson

(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Laurie P. Holbrook,

and made oath that he saw the within named grantor(s) W. L. Nelson, sign, seal and as his act and deed deliver the within written deed, and that he, with John C. Henry, witnessed the execution thereof.

Sworn to before me this 1st day of May 1st, A. D. 1954.
John C. Henry (Seal)
Notary Public for South Carolina

Laurie P. Holbrook

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, John C. Henry, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Leona Nelson, wife of the within named W. L. Nelson, 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 K. Cole, 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 1st day of May, A. D. 1954.
John C. Henry (Seal)
Notary Public for South Carolina

Leona Nelson

Cancelled documentary stamps attached: \$. . . ; U. S. \$. . .
Recorded this 21st day of May, 1954, at 9: M., No. 59 A. 11397

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