

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, E. L. REEMS in the State aforesaid, in consideration of the sum of Ten & 00/100 (\$10.00) DOLLARS, and other valuable consideration and assumption of mortgage hereinbelow described 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

RILEY B. NICHOLSON and WILLIE MAE NICHOLSON, their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being on the Southwestern side of Crain Avenue, near the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 2 of Central Realty Corporation property, according to a plat thereof made by Pickell & Pickell, November 22, 1946, recorded in the R. M. C. Office for Greenville County in Plat Book "P" at Page 99, having the following metes and bounds, to-wit:

BEGINNING at a stake on the Southwestern side of Crain Avenue, approximately 160 feet from the Northwestern intersection of Crain Avenue and Hampton Street, at the corner of Lot No. 1 according to said plat, and running thence along the line of said Lot, S. 45-15 W. 215.6 feet to a stake at the rear corner of Lot No. 1; thence N. 25-30 W. 62 feet to a stake at the rear corner of Lot No. 3; thence N. 45-45 E. 215 feet to a stake on the Southwestern side of Crain Avenue; thence along the said Crain Avenue S. 25-30 E. 60 feet to the point of beginning.

AS part of the consideration for this conveyance, the grantee herein assumes and agrees to pay, according to its terms, the balance due on a certain mortgage executed by Eugene C. Kin Kennon to Canal Insurance Company, and assumed by the grantor herein, dated October 23, 1946, in the original principal sum of \$4,550.00, the remaining principal balance being \$2,978.60, said mortgage having been assigned by Canal Insurance Company to New York Life Insurance Company on October 23, 1946. The aforementioned mortgage is recorded in the Office of the Register of Mesne Conveyance for Greenville County in Mortgage Book 356 at Page 52, and the assignment of said instrument is recorded in Mortgage Book 362 at Page 51. This is the same property conveyed to the grantor herein by B. J. Trammell by deed dated November 20, 1952, recorded in said R. M. C. Office in Deed Book 467 at Page 130.

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 their 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 October in the year of our Lord One Thousand Nine Hundred and Fifty-five (1955).

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

State of South Carolina, Greenville County Personally appeared before me Ruth Seay and made oath that s he saw the within named grantor(s) E. L. Reems sign, seal and as his act and deed deliver the within written deed, and that s he, with Jesse M. Ray witnessed the execution thereof. Sworn to before me this 1st day of October, A. D. 1955. [Signature] (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Jesse M. Ray Notary Public, do hereby certify unto all whom it may concern, that Mrs. Ina Reems wife of the within named E. L. Reems 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 Riley B. Nicholson & Willie Mae Nicholson, their 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 October, A. D. 1955. [Signature] (Seal) Notary Public for South Carolina