

TITLE TO REAL ESTATE-Lionel E. Wooten, Attorney at Law, Lawyers Bldg., Greenville, S. C.

STATE OF SOUTH CAROLINA,

OLLIE FARNSWORTH
R. M. C.

GREENVILLE COUNTY

Know All Men by These Presents:

That I, William A. Hammond in the State aforesaid, in consideration of the sum of Twenty-seven Hundred (\$2700.00) DOLLARS. and the assumption of the 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 Helen O. Nimmons and Jack Harold Nimmons, Sr., and their heirs and assigns forever:

All that certain, piece, parcel or lot of land on the Northwest side of Marion Road, near Monaghan Mills, Greenville County, South Carolina, known as Lot No. 32 on a plat of Monaghan Subdivision, Greenville, South Carolina, made by Piedmont Engineering Service on August 9, 1954, recorded in the R. M. C. Office for said County and State in Plat Book GG at pages 86-87, and according to said plat described as follows:

BEGINNING at an iron pin on the Northwest side of Marion Road, joint front corners of Lots Nos. 31 and 32, and running thence with Lot No. 31, N. 48-14 W., 160 feet to an iron pin, joint rear corner of Lots Nos 32 and 33; thence with line of Lot No. 33, S. 23-44 W., 137.2 feet to an iron pin on the Northern side of Cottingham Street; thence with the Northern side of Cottingham Street, S. 57-15 E., 68.5 feet to an iron pin; thence continuing with the Northern side of Cottingham Street, S. 48-14 E., 25 feet to an iron pin; thence with the curve of intersection of Cottingham Street and Marion Road, the cord of which is N. 86-43 E., 35.4 feet to an iron pin on the Northwest side of Marion Road; thence with the Northwest side of Marion Road, N. 41-46 E., 95 feet to the beginning corner, and being the same lot of land conveyed to the grantor herein by J. P. Stevens and Co., Inc., by Deed dated January 31, 1956, and recorded on February 6, 1956.

This property is subject to the restrictions, covenants and easements as setforth in the Deed last above referred to.

The grantees assume and agree to pay the balance due on that certain mortgage executed to Fidelity Federal Savings and Loan Association by William A. Hammond on February 6, 1956, in the amount of \$6,000.00 which is being recorded this day 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 6th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-six (1956)

Signed, Sealed and Delivered in the Presence of

Lionel E. Wooten
Evon Stancell

William A. Hammond (Seal)
(Seal)



State of South Carolina, }
Greenville County

Personally appeared before me Evon Stancell

and made oath that she saw the within named grantor(s) William A. Hammond sign, seal and as his act and deed deliver the within written deed, and that she, with Lionel E. Wooten witnessed the execution thereof.

Sworn to before me this 6th day of February A. D. 1956
Lionel E. Wooten (Seal)
Notary Public for South Carolina

Evon Stancell

State of South Carolina, }
Greenville County

RENUNCIATION OF DOWER

I, Lionel E. Wooten Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ann R. Hammond wife of the within named William A. Hammond 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 Helen O. Nimmons and Jack Harold Nimmons, Sr. and 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 6th day of February A. D. 1956
Lionel E. Wooten (Seal)
Notary Public for South Carolina

Ann R. Hammond

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____
Recorded this 7th day of February 19 56 at 10:57 A.M. M. No. #3374

144-1-15