

516-128

FEB 25 11:56 AM 1956

4M-1-55
TITLE OF REAL ESTATE—Form 137½ — W. A. Seybt & Co., Office Supplies, Greenville, S. C.
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville



Know All Men by These Presents:

That we, James R. Goodlett and Lillie H. Goodlett, of Greenville County, in the State aforesaid, in consideration of the sum of Twenty-Seven Hundred, Fifty and No/100 - - (\$2750.00) - DOLLARS, and the assumption of mortgage set out below 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 grantee, R. O. Nichols, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Northwesterly side of Dakota Avenue, at the Westerly intersection of Dakota Avenue and Plymouth Avenue, in the City of Greenville, S. C., being shown as Lot No. 2 on plat of Knob Hill as recorded in the R.M.C. office for Greenville County, S. C. in Plat Book "DD", page 163 (formerly Lot No. 2 on the plat of the property of W. W. Wingo, Plat Book "DD" page 123), and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Westerly corner of the intersection of Dakota Avenue and Plymouth Avenue and running thence along the Northwesterly side of Dakota Avenue, S. 33-35 W. 77 feet to an iron pin, joint front corner of Lots Nos. 2 and 3; thence along the joint line of Lots Nos. 2 and 3, N. 56-05 W. 200 feet to an iron pin in the line of Lot No. 5; thence along the line of Lot No. 5, N. 33-35 E. 77 feet to an iron pin on the Southwesterly side of Plymouth Avenue; thence along the Southwesterly side of Plymouth Avenue, S. 56-05 E. 200 feet to the point of beginning; being the same conveyed to us by E. B. Willis, Jr. by deed dated October 8, 1953 and recorded in the R. M. C. office for Greenville County in Vol. 487, at page 56.

The above described lot is shown on the Township Tax Map at Sheet 266, Block 1, Lot 7.1 and the grantee is to pay taxes for the year 1956. This conveyance is subject to recorded rights-of way for the installation and maintenance of public utilities, and to recorded restrictions as shown in Deed Book 483, page 377.

The grantee assumes and agrees to pay the balance due on a certain note and mortgage executed by the grantors in the original sum of \$8400.00 in favor of C. Douglas Wilson and Co., recorded in the R. M. C. office for Greenville County in Mortgage Book 575, at page 483, on which there is a balance due of \$ 7,785.47 as of this date.

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 s and seal s this 24th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Six.

Signed, Sealed and Delivered in the Presence of

Jo Ann P. Leaphart
C. W. Scales, Jr.

James R. Goodlett (Seal)
Lillie H. Goodlett (Seal)

State of South Carolina }
COUNTY OF Greenville }

Personally appeared before me Jo Ann P. Leaphart

and made oath that s he saw the within named grantor(s) James R. Goodlett and Lillie H. Goodlett sign, seal and as their act and deed deliver the within written deed, and that s he, with C. W. Scales, Jr. witnessed the execution thereof.

Sworn to before me this 24th day of February, A. D., 1956.
C. W. Scales, Jr. (Seal)
Notary Public for South Carolina

Jo Ann P. Leaphart

State of South Carolina }
COUNTY OF Greenville }

RENUNCIATION OF DOWER
I, C. W. Scales, Jr.

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Lillie H. Goodlett wife of the within named James R. Goodlett 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 R. O. Nichols, 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 24th day of February, A. D., 1956.
C. W. Scales, Jr. (Seal)
Notary Public for South Carolina

Lillie H. Goodlett

Cancelled documentary stamps attached: S. C. \$; U. S. \$; 11:56 A.M.
Recorded this 25th day of February 1956, at M., No. #5046