

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

AUG 15 4 31 PM 1957

Know All Men by These Presents:

That CLARENCE EVANS NICHOLS AND ELLA S. NICHOLS

OLLIE F. A. ...
in the State of South Carolina
DOLLARS.

in consideration of the sum of One Thousand and No/100 (\$1,000.00) - - - - -

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 WILLIAM B. DUCKER, his heirs and assigns, forever:

ALL that lot of land on the Northeast side of Cardinal Drive, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 26 on plat of Cardinal Park, made by R. K. Campbell, Surveyor, April 25, 1949, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "W", at page 27, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of Cardinal Drive, at joint front corner of Lots 25 and 26, and running thence with the line of Lot 25, N 68-17 E, 169 feet to an iron pin; thence N 24-34 W, 69.95 feet to an iron pin; thence with the line of Lot 27, S 68-16 W, 170.9 feet to an iron pin on the Northeast side of Cardinal Drive; thence along the Northeast side of Cardinal Drive, S 25-58 E, 70 feet to the beginning corner.

This is the same property conveyed to the Grantors herein by deed of Oscar L. Ayers, dated July 9, 1954, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 505, at page 109.

Grantee to pay 1957 taxes.



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 15th day of August in the year of our Lord One Thousand Nine Hundred and fifty-seven.

Signed, Sealed and Delivered in the Presence of

Frances B. Holtzclaw
Patrick C. Fant

Clarence Evans Nichols (Seal)
Ella S. Nichols (Seal)

State of South Carolina,
Greenville County

Personally appeared before me Frances B. Holtzclaw

and made oath that she saw the within named grantor(s) CLARENCE EVANS NICHOLS AND ELLA S. NICHOLS sign, seal and as their act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 15th day of August, A. D. 1957.
Patrick C. Fant (Seal)
Notary Public for South Carolina

Frances B. Holtzclaw

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ella S. Nichols wife of the within named Clarence Evans Nichols 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 William B. Ducker, 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 15th day of August, A. D. 1957.
Patrick C. Fant (Seal)
Notary Public for South Carolina

Ella S. Nichols

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 15th day of August 1957 at 4:31 P. M., No. 19444
P15.8-7-26