

NOV 22 10 39 AM 1960

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attys.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by these Presents:

That we, Faust Nicholson and Frances R. Nicholson in the State aforesaid, in consideration of the sum of \$2,538.31 and assumption of mortgage indebtedness DOLLARS,

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 Julian M. Swaringen and Betty W. Swaringen, their heirs and assigns forever,

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, located on the southwesterly side of Montclair Avenue. (formerly Fairview Avenue), being known and designated as Lot No. 15 and the adjoining westerly one-half of Lot No. 16, Block G, of Highland Terrace, as shown on plat thereof on file in the R. M. C. Office for Greenville County in Plat Book K, Pages 120 and 121 and 122, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Montclair Avenue (formerly Fairview Avenue), which pin is 67.6 feet in an easterly direction from the southeastern intersection of Townes Street and Montclair Avenue, joint front corner of Lots Nos. 14 and 15, Block G; thence along the joint line of said lots, S. 9-52 W. 150 feet to an iron pin in the line of a 15 foot alley; thence along the northeastern side of said 15 foot alley, S. 80-08 E. 75 ft. to an iron pin in the line of Lot No. 16, Block G, (which iron pin is 25 feet in a southeasterly direction from the rear joint corner of Lots Nos. 15 and 16, Block G); thence N. 9-52 E. 150 feet to an iron pin in the line of Montclair Avenue, (formerly Fairview Avenue), which iron pin is 25 feet in a southeasterly direction from the joint corner of Lots Nos. 15 and 16, Block G; thence along the southwestern side of Montclair Avenue, N. 80-08 W. 75 feet to the point of beginning.

Being the same conveyed to the grantors by deed recorded in Deed Book 543 at Page 178.

As a part of the consideration for this conveyance, the grantees assume and agree to pay the balance due on a mortgage to Fidelity Federal Savings and Loan Association in the original sum of \$13,500.00, recorded in Mortgage Book 664 at Page 523, RMC Office for Greenville County.

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 21st day of November in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of [Signature]

Faust Nicholson (Seal) Frances R. Nicholson (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Ruby M. Eskew

and made oath that s he saw the within named grantor(s) Faust Nicholson and Frances R. Nicholson sign, seal and as their act and deed deliver the within written deed, and that s he, with Belton O. Thomason, Jr. witnessed the execution thereof.

Sworn to before me this 21st day of November, A. D., 19 60 [Signature]

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, Belton O. Thomason, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances R. Nicholson wife of the within named 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 Julian M. Swaringen & Betty W. Swaringen, their Heirs and Assigns, all her interest and estate, and also 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 21st day of November, A. D., 19 60 [Signature]

Frances R. Nicholson

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 22nd day of November 19 60, at 10:39 A.M. M. No. #13417

178-4-2