

Know All Men by These Presents:

That RALPH M. NICHOLLS in the State aforesaid, DOLLARS,
in consideration of the sum of Ten And No/100 (\$10.00) and other consideration 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 H. J. MARTIN, his heirs and assigns, forever:

All that lot of land with the buildings and improvements thereon, situate on the Northeast side of Harrington Avenue in the City of Greenville in Greenville County, S. C., being shown as Lot No. 77 on Plat of Isaqueena Park made by Pickell & Pickell, Engineers, June 3, 1947, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book P at Pages 130 & 131 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of Harrington Avenue at joint corner of Lots 76 & 77, and runs thence with the line of Lot 76, N. 23-31 E. 95.3 feet to an iron pin; thence S. 75-06 E. 120.7 feet to an iron pin; thence along the line of Lot 78, S. 32-51 W. 120 feet to an iron pin on the Northeast side of Harrington Avenue; thence along Harrington Avenue, N. 63-03 W. 100 feet to the beginning corner.

This property is conveyed subject to the lien of that mortgage given by Ralph M. Nicholls to Fidelity Federal Savings And Loan Association of Greenville, S. C. in the original amount of \$7,500.00, dated April 3, 1961, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 853, Page 559 and it is understood that the Grantee herein does not assume any personal liability on said mortgage and the note secured thereby.

This is the same property conveyed to me by deed of Central Realty Corporation dated December 4, 1950, recorded in the R.M.C. office for Greenville County, S. C. in Deed Book 424, Page 433.

Grantee to pay 1961 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 May in the year of our Lord One Thousand Nine Hundred and Sixty-One

Signed, Sealed and Delivered in the Presence of

Edith G. McClellan (Seal)
Patrick C. Fant (Seal)
Patrick C. Fant (Seal)
Patrick C. Fant (Seal)
Patrick C. Fant (Seal)
Patrick C. Fant (Seal)

State of South Carolina, Greenville County Personally appeared before me Edith G. McClellan

and made oath that she saw the within named grantor(s) Ralph M. Nicholls sign, seal and as his 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 May, A. D. 1961
Patrick C. Fant (Seal)
Notary Public for South Carolina

State of South Carolina, Greenville County } RENUNCIATION OF DOWER
I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Erelene C. Nicholls wife of the within named Ralph M. Nicholls 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 H. J. Martin

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 May, A. D. 1961
Patrick C. Fant (Seal)
Notary Public for South Carolina
Erelene C. Nicholls

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 16th day of May 1961, at 11:58 A. M., No. 29272.

189-2-58