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BOOK 771 PAGE 316

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

OLLIE FARNSWORTH

R.M.C.

Know All Men by These Presents:

That I, Tycho N. Nissen

in the State aforesaid,

in consideration of the sum of One and No/100 Dollars (\$1.00) and love and affection and assumption of mortgage indebtedness 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 Sarah B. Nissen her heirs and assigns forever

All my right, title and interest in and to that certain piece, parcel or lot of land on the north side of Tallulah Drive in the County of Greenville, South Carolina being a portion of Lot No. 117 as shown on a plat of the Estate of D. T. Smith prepared in May, 1935 by Dalton & Neves, Engineers, and recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 279, and having, according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the north side of Tallulah Drive at the joint corner of Lots No. 116 and 117 and running thence along the common line of said lots N. 25-20 W. 242.8 feet to an iron pin; thence N. 65-26 E. 70 feet to an iron pin; thence S. 25-20 E. 241.8 feet to an iron pin on Tallulah Drive; thence with the north side of Tallulah Drive S. 64-40 W. 70 feet to an iron pin, the beginning corner.

This being the same property conveyed to the grantor herein by Deed of Eva Coffey Williams dated February 26, 1949 and recorded in the R.M.C. Office for Greenville County in Deed Book 374 at Page 163, the grantor having heretofore conveyed a one-half interest to the grantee by his deed dated February 26, 1949 and recorded in Deed Book 274 at Page 143.

As part of the consideration for this conveyance the grantee expressly assumes and agrees to pay that certain mortgage given by the grantor herein to the Provident Life and Accident Insurance Company dated February 26, 1949 and recorded in R.E.M. Book 414 at page 434, in the principal amount of Twelve Thousand and No/100 Dollars (\$12,000.00) and on which there is a present balance of \$ 3,126.16.

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 her 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 12th day of July in the year of our Lord One Thousand Nine Hundred and Sixty-Five

Signed, Sealed and Delivered in the Presence of

Tycho N. Nissen (Seal)
(Signatures of witnesses)

Signatures of witnesses: Laverne M. Owings, Fletcher C. Mann

State of South Carolina, Greenville County

Personally appeared before me Carole M. Owings

and made oath that she saw the within named grantor(s) Tycho N. Nissen deliver the within written deed, and that she, with Fletcher C. Mann

sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 12th day of July, A. D. 1965. Fletcher C. Mann (Seal) Notary Public for South Carolina

Signature of Carole M. Owings

State of South Carolina, Greenville County

RENUNCIATION OF DOWER WIFE-GRANTEE

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. 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

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 day of A. D. 1965. Notary Public for South Carolina

Recorded this 12th day of July 1965, at 10:44 A.M., No. 1143

519-205-1-10, 64