

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE CO. S. C.

JAN 8 3 59 PM '71

KNOW ALL MEN BY THESE PRESENTS, that **MARCUS JAMES McMAKIN FARNSWORTH**
R. M. C.

in consideration of **One and no/100 (\$1.00)** ----- Dollars,
and assumption of mortgage
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release

unto **SHARON M. NICHOLSON**, her heirs and assigns, forever:

All that lot of land in Greenville County, South Carolina, being known and designated as **Lot No. 103** as shown on plat of Sans Souci Heights, Map #3, recorded in Plat Book Z, at page 95, said lot fronting 75 feet on Callahan Avenue, running back to a depth of 108.33 feet on one side, to a depth of 107.5 feet along Merrilat Avenue, and being 75 feet across the rear.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

As a part of the consideration for this transfer, Grantee agrees to and does hereby assume payment of the balance due on that certain mortgage held by C. Douglas Wilson & Co. in the original amount of \$9,350.00 and recorded in Mortgage Volume 1058, Page 523, the present balance of which is \$8,902.69.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors 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 **5th** day of **January** 19 **71**.

SIGNED, sealed and delivered in the presence of:

Marcus James McMakin (SEAL)
Sharon M. Nicholson (SEAL)
Joe E. James (SEAL)
Notary Public for South Carolina
My Commission Expires **Jan. 16, 1980**

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }
PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this **5th** day of **January** 19 **71**.

Joe E. James (SEAL)
Notary Public for South Carolina
My Commission Expires: **Jan. 16, 1980**
Sharon M. Nicholson

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this **5th** day of **January** 19 **71**.

Joe E. James (SEAL)
Notary Public for South Carolina
My Commission Expires: **Jan. 16, 1980**
Mrs. Euletta June McMakin
RECORDED this **5th** day of **January** 19 **71** at **3:59 P. M.** No. **#15810**

235-439-13-1