

Nov 23 4 01 PM '71

TITLE TO REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S. C.

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OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, Paul Nelms and James Nelms, Doing Business As Nelms Brothers Builders,

in consideration of Fourteen Thousand Five Hundred (\$14,500.00)-----Dollars, and the assumption of a Mortgage, as set out below, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Larry L. Hehl and Delores R. Hehl

All that certain piece, parcel, or lot of land being located in the County of Greenville, State of South Carolina, and being known and designated as Lot 122, Hillsborough Subdivision, Section 2, being located on Basswood Drive as shown on a Plat of said subdivision, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-F at Page 51, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at a point on the northeastern edge of Basswood Drive at a joint front corner of Lots 122 and 123, and running thence along a line of Lot 123 N. 57-24 E. 140 feet to a point; thence S. 32-36 E. 100 feet to the joint rear corner of Lots 121 and 122; thence along a line of Lot 121 S. 57-24 W. 140 feet to a point on the northeastern edge of Basswood Drive; thence along the northeastern edge of Basswood Drive N. 32-36 W. 100 feet to the beginning corner and being the same lot of land conveyed to Paul Nelms and James Nelms, d/b/a Nelms Brothers Builders, by Rackley-Hawkins, Ltd., dated September 1, 1971 and recorded in said RMC Office in Deed Book 924 at Page 343.

As a part of the consideration for this conveyance, Larry L. Hehl and Delores R. Hehl assume and agree to pay the balance of \$20,000.00 due on the note and mortgage executed by Paul Nelms and James Nelms, d/b/a Nelms Brothers Builders, to First Federal Savings and Loan Association of Greenville, South Carolina, on September 1, 1971, in the original sum of \$27,000.00, said mortgage being recorded in said RMC Office in Mortgage Book 1205 at Page 487.

This property is subject to existing easements, restrictions, and rights-of-way upon or affecting said property.



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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 15th day of November 19 71.

SIGNED, sealed and delivered in the presence of:

Paul Nelms (SEAL)
Paul Nelms and
James Nelms (SEAL)
James Nelms
Doing business as Nelms Brothers Builders (SEAL)

E. Randolph Stone
Jane Conley

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 15th day of November 19 71.

E. Randolph Stone (SEAL)
Notary Public for South Carolina.
My Commission expires January 4, 1981

Jane Conley

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

15th day of November 19 71.
E. Randolph Stone (SEAL)
Notary Public for South Carolina.
My Commission expires January 4, 1981

Carolyne B. Nelms
Marie A. Nelms

RECORDED this 23rd day of November 19 71 at 4:01 P. M., No. #11667

1799-1445-1-70