

TITLE TO REAL ESTATE - Mortg. Forec. & Redemption, Act of 1934, Chapter 10, S.C. Code, 1954 Edition, Section 37-1-10

GREENVILLE COUNTY

Vol 994 pg 511

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED FOR RECORD  
MAR 1 1974

Greenville County  
Stamp  
Folio \$ 7.15  
Act No. 353 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that I, Ernest Nichols

in consideration of Six Thousand Four Hundred and no/100 (\$6,400.00) Dollars  
and assumption of mortgage hereinbelow set out  
the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release  
unto FRED J. COLLINS, JR., his heirs and assigns, forever:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lots No. 12 and a portion of Lot No. 11, Hillcrest Subdivision, on Plat of Property of J. A. Bayne made by J. C. Hill, Engineer, February 7, 1956, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern intersection of Hampton Avenue Ext. and an unpaved street, and running thence with the western side of the said unpaved street N. 21 E. 160 feet to an iron pin; thence N. 73-15 W. 100 feet to an iron pin on the north side of a 10 foot alley; thence crossing the said alley S. 21 W. 10 feet to an iron pin; thence along the southern side of said alley N. 73-15 W. 29.22 feet to an iron pin; thence through a portion of Lot 11, S. 21 W. 150 feet to an iron pin on the northern side of Hampton Avenue Ext.; thence with the side of said Lot S. 73-15 E. 29.22 feet to an iron pin, being the old joint corner of Lots 11 and 12; thence continuing with Hampton Avenue Ext., S. 73-15 E. 100 feet to an iron pin, the point of beginning.

139-6-1

As a part of the consideration for the within conveyance the grantee herein expressly agree to assume and pay that certain mortgage given to C. C. Tharpe in the original amount of \$12,000.00, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1190, at Page 113, and having a current principal balance of \$ 5,600.00.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

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 grantee(s) do(es) hereby bind the grantee(s) and the grantee(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 assigns against the grantor(s) and the grantor(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 28 day of February 19 74.

SIGNED, sealed and delivered in the presence of

*Ernest Nichols*  
ERNEST NICHOLS

(SEAL)

*Edward R. Harman*  
*Dane J. Dorey*



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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28 day of February 19 74.

*Dane J. Dorey* (SEAL)  
Notary Public for South Carolina  
My commission expires: 4/7/79

*Edward R. Harman*

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 28 day of February 19 74.

*Dane J. Dorey* (SEAL)  
Notary Public for South Carolina  
My commission expires: 4/7/79

*Margaret M. Nichols*

RECORDED this 1 day of MAR 1 1974

M. No. 21503

RECORDED

4328-RV-2