

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

The Jimmy Leon Nixon and Nancy B. Nixon hereafter referred to as Grantor, in consideration of the sum of Eleven Thousand Nine Hundred Sixteen and 18/100 (\$11,916.18) and DOLLARS, paid to Grantor by Marilyn A. Flowers assumption of mortgage hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, her heirs and assigns, forever;

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southeastern side of Ellesmere Drive in Greenville County, South Carolina, being shown and designated as Lot No. 261 on a plat of Del Norte Estates, Section No. II and Sheet No. 1, made by Piedmont Engineers & Architects dated May 22, 1971, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-N at Page 12, reference to which is hereby craved for the metes and bounds thereof.

This property is subject to any rights-of-way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record, and actually existing on the grounds affecting said property.

The above property is the same property conveyed to the Grantor by deed dated January 11, 1974, recorded in the R.M.C. Office for Greenville County in Deed Book 992 at Page 132.

Grantee hereby assumes and agrees to pay that certain mortgage from Jimmy Leon Nixon and Nancy B. Nixon to South Carolina National Bank in the face amount of \$25,950.00, recorded on January 14, 1974, in the Office of the R.M.C. for Greenville County in Mortgage Book 1299 at Page 617, re-recorded in Mortgage Book 1300 at Page 203, which mortgage has an outstanding principal balance of \$25,583.82.



Greenville County
Notary
Paid \$ 13.20
Act No. 350 Sec. 1

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 24th day of April

1975

Signed, Sealed and Delivered in the Presence of

Suzanne A. Madden

Suzanne A. Madden

Jimmy Leon Nixon (Seal)

(Jimmy Leon Nixon)
Nancy B. Nixon (Seal)

(Nancy B. Nixon)

(Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

24th day of April 1975

Sara A. Barfield (Seal)

Sara A. Barfield
Notary Public for South Carolina

My Commission expires 10-19-1980

Jimmy Leon Nixon

Jimmy Leon Nixon

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____ wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this

24th day of April 1975

Sara A. Barfield (Seal)

Sara A. Barfield
Notary Public for South Carolina

My Commission expires 10-19-1980

Nancy B. Nixon

Nancy B. Nixon

Recorded this _____ day of APR 24 1975 19 _____ at 3:11 P.M., No. 24733...

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