STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that I, Jesse Nixon, Jr.

in consideration of One Dollar ($1.00), and assumption of mortgage as set forth below Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Mildred Batson Nixon, her heirs and assigns forever:

ALL that lot of land in the county of Greenville, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 167 on revised Map No. 5 of Sans Souci Heights recorded in the RMC Office for Greenville County in Plat Book BB, at Pages 90-91, and having, according to a survey made April, 1956, by R. W. Dalton, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Langston Drive, the front joint corner of Lots Nos. 166 and 167; thence with the joint line of said lots, N. 22-49 W. 197.2 feet to an iron pin, corner of Lot No. 142; thence with the line of said lot, S. 68-54 W. 70 feet to an iron pin corner of Lot No. 168; thence with the line of said lot, S. 22-49 E. 186.4 feet to an iron pin on the northwesterly side of Langston Drive; thence with the northwesterly side of said Langston Drive, N. 77-44 E. 70.8 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of ways appearing on the property and/or of record.

This being the identical property conveyed to the Grantor herein by deed of Richard F. Collins, dated May 24, 1956, and recorded May 29, 1956, in Greenville County Deed Book 553 at Page 392.

As part of the consideration for this conveyance, the Grantee herein hereby assumes and agrees to pay the balance of that certain mortgage from the Grantor here in to Aiken-Speir, Inc., dated May 24, 1956 and recorded May 24, 1956 in Greenville County REM Volume 677 at Page 413, said mortgage having a present balance of $3,476.82.

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 31 day of ~~January~~ April, 19 75

SIGNED, sealed and delivered in the presence of:

Kathryn F. Cunningham
[illegible]

Jesse Nixon, Jr. (SEAL)
(SEAL)
(SEAL)
(SEAL)

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 31 day of ~~January~~ April 1975.

Kathryn F. Cunningham (SEAL)
Notary Public for South Carolina.
My commission expires 3/15/82

[illegible]

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER None Necessary-Grantee is wife of Grantor

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

(SEAL)
Notary Public for South Carolina.
My commission expires

RECORDED this day of APR 29 1975 19, at 10:41 A. M., No. 24435

Re-REC. [illegible] 1975 At 9:39 A.M. 26528

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