

Grantee's address: Huntington Rd., Greenville, S.C.

TITLE TO REAL ESTATE- Offices of HILL, WYATT & FAYSSOUX, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Don G. Nichols and Margaret R. Nichols

in consideration of Thirty Three Thousand and No/100----- (\$33,000.00)-----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

Ben T. Marchbanks, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville and being shown as a 16.53 acre tract on a survey prepared by Carolina Surveying Company on April 22, 1976 and being located on the Southwestern side of Scuffletown Road and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Scuffletown Road at the joint front corner of property herein and property now or formerly of Octavia Cook and running thence S. 43-32 E. 265.8 feet to a point; thence continuing with the center line of Scuffletown Road, S. 43-18 E. 240.2 feet to a point; thence turning and running along the joint line of property herein and property now or formerly of Armstrong, S. 29-34 W. 991.7 feet to an old iron pin; thence running S. 33-00 W. 200 feet to an old iron pin; thence turning and running along the joint line of property herein and property now or formerly of Mildred Peden, N. 62-19 W. 627.6 feet to an old iron pin; thence turning and running along the joint line of property herein and property of Octavia Cook, a line which has been mutually agreed upon and established by the property owners as evidenced by their signatures on the above referenced plat, N. 33-00 E. 1,370 feet to the point of beginning.

This being the same property acquired by the Grantors herein by deed of Lois M. Connor recorded July 13, 1972 in Deed Book 948 at Page 578 and also by deed of Lois M. Connor recorded July 13, 1972 in Deed Book 948 at Page 577.

This conveyance is made subject to all easements, restrictions and rights of way of record or on the recorded plat.

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 3rd day of January, 1978

SIGNED, sealed and delivered in the presence of:

Bevley C. Duist (SEAL)

Don G. Nichols (SEAL)
Margaret R. Nichols (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 3rd day of January 1978

Notary Public for South Carolina. My commission expires 5-29-83

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 3rd day of January 1978

Notary Public for South Carolina. My commission expires 5-29-83

RECORDED this day of

M. No. 24117
RECORDED JAN 5 1978

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