

TITLE NOT EXAMINED

TITLE TO REAL ESTATE prepared by McDonald & Co. Attorneys at Law 1038 907
STATE OF SOUTH CAROLINA } 14 Hodgens Drive
COUNTY OF GREENVILLE } Greenville, S. C. 29611
KNOWN ALL MEN BY THESE PRESENTS, that Christine Watson Nix (formerly Christine Sims)

in consideration of One Dollar (\$1.00) Love and affection-----

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Dennis Nix, his heirs and assigns, forever:

A one-half undivided interest in and to the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being on the northern side of Hodgens Drive, in the County of Greenville, State of South Carolina, near the City of Greenville, and being known and designated as Lot No. 15, as shown on a plat of LELA S. HODGENS property, made by J. Coke Smith and Son, January 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book JJ, at page 189, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hodgens Drive, joint front corner of Lots Nos. 13 and 15 and running thence with the joint line of said lots, N. 33-46 W. 133.3 feet to an iron pin at the rear corner of Lot No. 14; thence with the rear line of Lot 14, S. 54-54 W. 85 feet to an iron pin joint rear corner Lots 15 and 17; thence with the joint line of said lots, S. 33-46 E. 142.5 feet to an iron pin on the northern side of Hodgens Drive; thence with the Northern side of said Drive, N. 55-23 E. 85 feet to the point of beginning.

309 - B13, 1-1-56

This is the same property conveyed to the Grantor herein by deed of J. T. Nix recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 702, at page 229 on July 13, 1962, and is hereby conveyed subject to such easements, restrictions, or rights of way as may appear of record or on the premises.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs, successors and assigns against the grantor(s) and the grantor's(s) heirs, successors and assigns 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 19th day of March 19 79
SIGNED, sealed and delivered in the presence of:
Formerly Christine Sims
Christine Watson Nix (SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 other witness subscribed above witnessed the execution thereof.
SWORN to before me this 19th day of March 19 79
Elizabeth G. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 11-4-80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT NECESSARY - WOMAN GRANTOR
COUNTY OF GREENVILLE }
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, 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 19 day of March 19 79
(SEAL)
Notary Public for South Carolina
My commission expires:
RECORDED this 20 day of Mar 19 79, at 4:38 P., M. No. 28933

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