

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 25 10 51 AM '83  
R.M.C. HARRISLEY

KNOW ALL MEN BY THESE PRESENTS, that William V. Nix, Henry J. Nix, Woodrow B. Nix, Martha Ann Langley and Louise N. Gaillard

in consideration of Nineteen Thousand and no/100 (\$19,000.00) ----- 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 David A. Sizemore, his heirs and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, lying on the north side of Poe Street (also known as Fairbanks Street) and according to plat prepared by Robert R. Spearman, Surveyor, dated April 22, 1983, said property is more particularly described as follows, to-wit:

BEGINNING at the southeast corner of the property herein at the common front corner thereof with property now or formerly of David A. Case, et. al.; thence running along the north side of Oak Street South 47-13 West 274.12 feet to a point; thence running North 48-34 West 195.0 feet to a point; thence running North 35-50 East 60 feet to a point; thence running North 48-50 West 119.46 feet to a point; thence running North 51-28 East 1.42 feet to a point; thence running South 68-30 East 37.43 feet to a point; thence running North 37-16 East 132.17 feet to a point on S.C. Highway No. 253; thence running along the Southern side of S.C. Highway No. 253 North 51-28 East 93.26 feet to a point; thence running South 44-02 East 306.84 feet to the point of BEGINNING.

The above described tract is comprised of those certain tracts conveyed by Pauline H. Nolan and W. C. Jones to Bertha E. Nix as recorded in Deed Books 289, at Page 15 and Deed Book 276, at Page 134, respectively. Also, a portion of the above described property was conveyed by T. J. Bannister to J. D. Nix by deed recorded in Deed Book 206, at Page 376 all of which deeds are recorded in the RMC office for Greenville County, S.C. Bertha H. Nix died on June 2, 1971 devising all of her property to John Thomas Nix who thereafter died on June 28, 1980 leaving the above named Grantors as his sole heirs at law. See Probate Apt. No. 1181, File No. 13 for the Estate of Bertha Holmes Nix and Probate Apt. No. 1616, File No. 10 for the Estate of John Thomas Nix, both of which are located in the office of the Probate Judge for Greenville County, S.C.

The above described property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc., as appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as appear of record.

12(235) 158-1-52, 53.1 & 53.4

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 22nd day of April, 1983

SIGNED, sealed and delivered in the presence of:

Signatures of William V. Nix, Martha A. Langley, Louise N. Gaillard, H. J. Nix, Woodrow B. Nix, and Notary Public James T. Rumpf.

STATE OF SOUTH CAROLINA  
COUNTY OF PICKENS

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 22nd day of April, 1983.

Notary Public for South Carolina. Signature of James T. Rumpf. Commission expires 1/30/90.

STATE OF SOUTH CAROLINA  
COUNTY OF PICKENS

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 22nd day of April, 1983.

Signatures of Notary Public and Hazel P. Nix, Dorothy H. Nix, Bevelgia H. Nix.

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

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