

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

FFB 22 11 22 AM 1955

Know All Men by These Presents:

That I, J. H. Mauldin, in the State aforesaid, in consideration of the sum of Two Thousand One Hundred Seventy Three and 15/100 DOLLARS, and the assumption of the mortgage indebtedness set forth below to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Jimmy Nixon, his heirs and assigns forever:

All that lot of land in the City and County of Greenville, State of South Carolina being known as lot no. 25 according to plat of College Heights made by Dalton & Neves dated August, 1946 and recorded in the R.M.C. Office for Greenville County in Plat Book P at Page 75 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Winthrop Avenue, at the joint front corner of lots nos. 24 and 25, which iron pin is situate 50 feet northwest of the curved intersection of Winthrop Avenue and Princeton Avenue, and running thence along the line of lot no. 24, S 56-50 7, 144.2 feet to an iron pin, corner of lots nos. 24 and 25; thence along the line of lot no. 26, N 33-10 7, 75 feet to an iron pin; thence along the line of lots nos. 17 and 18, N 56-50 E, 144.5 feet to an iron pin on the southwestern side of Winthrop Avenue; thence with said Avenue, S 33-00 E, 75 feet to the point of beginning.

The grantee assumes and agrees to pay that certain note and mortgage to the First Federal Savings & Loan Ass'n recorded in the R.M.C. Office in Mortgage Book 612 at page 232; said balance being \$6826.85.



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(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 22 day of February in the year of our Lord One Thousand Nine Hundred and fifty five

Signed, Sealed, and Delivered in the Presence of
Charles W. Spence
Sara F. Allison
J. H. Mauldin (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Sara F. Allison

and made oath that s he saw the within named grantor(s) J. H. Mauldin sign, seal and as his act and deed deliver the within written deed, and that s he, with Charles W. Spence witnessed the execution thereof.

Sworn to before me this 22 day of February, A. D. 1955
Charles W. Spence (Seal)
Notary Public for South Carolina
Sara F. Allison

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Charles W. Spence Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary B. Mauldin wife of the within named J. H. Mauldin 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 Jimmy Nixon, his Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 22 day of February, A. D. 1955
Charles W. Spence (Seal)
Notary Public for South Carolina
Mary B. Mauldin

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 22nd day of February, 1955, at 11:22 A.M. MxNx No. 4792

6826.85

See 509/479