

JUN 18 12 37 PM '69

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OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

County Stamps Paid \$ 3.85  
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that I, James F. Nichols

in consideration of Three Thousand, Four Hundred Eighty-five and 32/100 (\$3,485.32) Dollars, and assumption of mortgage hereinbelow set forth the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Everette M. Cromer and Ruby H. Cromer, their heirs and assigns,

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the Northwest side of Franklin Road, being known and designated as the front portion of Lot No. 302 on a plat of Colavia Co. by Dalton and Neves, Engineers, dated February, 1938 and recorded in the R.M.C. Office for Greenville County in Plat Book J at Page 190, and being more fully described as follows:

BEGINNING at an iron pin on the Northeast side of Franklin Road, the joint front corner of Lots 302 and 303 and running thence N. 25-27 E. 200 feet to a point; thence along a new line, N. 64-24 W. 100 feet to a point in the line of Lot No. 301; thence S. 25-34 W. 200 feet to an iron pin on the northern edge of Franklin Road; thence with Franklin Road, S. 64-26 E. 100 feet to the point of beginning.

Being the same property conveyed to the Grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 764 at Page 105.

As a part of the consideration herein the Grantees assume and agree to pay that certain mortgage given to Carolina Federal Savings and Loan Association by the Grantor in the original sum of \$7,000.00 on which there is a present balance of \$5,764.68.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 18th day of June, 19 69.

SIGNED, sealed and delivered in the presence of:

James F. Nichols (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 18th day of June, 19 69.

[Signature] (SEAL)  
Notary Public for South Carolina. My Commission Expires 1/1/1971

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)' heirs or 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 18 day of June, 19 69.  
[Signature] (SEAL)  
Notary Public for South Carolina. My Commission Expires 1/1/1971

Mrs. Virginia Phillips Nichols

165-2-36