

Prepared by Edwards & McPherson, Attorneys at Law, Greenville, S. C. - Greer, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
APR 30 2 35 PM '74
JIMMIE S. STANBERRY
R.M.C.

VOL 998 PAGE 58

KNOWN ALL MEN BY THESE PRESENTS, that Monroe L. Nichols, Jr. and Martha P. Nichols

in consideration of Twenty-Nine Thousand Five Hundred and No/100ths----- 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 William E. McCraw, Jr. and Elaine McCraw, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 107 of a subdivision known as Avon Park as shown on plat prepared by C.C. Jones dated December, 1956, recorded in the R.M.C. Office for Greenville County in Plat Book KK, at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Severn Lane at the joint front corner of Lots No. 106 and 107; thence with the southeastern side of Severn Lane, S. 18-03 E. 90 feet to an iron pin, joint corner of Lots No. 107 and 108; thence with the line of Lots No. 108, 109 and 110, S. 71-51 E. 220 feet to an iron pin in the rear lot line of Lot No. 110, joint rear corner of Lots No. 107 and 113; thence with the line of Lot No. 113, N. 18-03 W. 90 feet to an iron pin, joint rear corner of Lots Nos. 106, 107, 113 and 114; thence with the line of Lot No. 106, N. 71-51 W. 220 feet to the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights of way, of record, if any, affecting the above described property. -276- 733-3-137

This is the identical property conveyed to the grantors herein by deed of W.N. Leslie, Inc. dated November 3, 1967 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 832 at Page 203.



Greenville County
Stamps
Paid \$32.45
Act No. 380 Sec. 1

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 30th day of April 19 74.

SIGNED, sealed and delivered in the presence of:

Laura S. Alexander
Will H. Mc...

Monroe L. Nichols, Jr. (SEAL)

Martha P. 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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30th day of April 19 74.

Will H. Mc... (SEAL)
Notary Public for South Carolina
My commission expires: 4/7/80

Laura S. Alexander

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, 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 30th day of April 19 74.
Will H. Mc... (SEAL)

Martha P. Nichols
Martha P. Nichols

Notary Public for South Carolina.
My commission expires: 4/7/80

RECORDED this _____ day of APR 30 1974 19 _____, at _____ M., No. 27357

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