

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 24 12 51 PM '70
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that **Bob Maxwell Builders, Inc.**
A Corporation chartered under the laws of the State of **South Carolina** and having a principal place of business at
Greenville, State of **South Carolina**, in consideration of

Twenty-eight Thousand Four Hundred Fifty and no/100 (\$28,450.00)----- Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,
sell and release unto **J. Darby Austen and Norma G. Austen, their heirs and assigns forever**

All that lot of land in Greenville County, State of South Carolina on
the northwestern side of Wood Heights Avenue being shown as lot no. 11
on plat entitled Edwards Forest, Section III, in Plat Book BBB at page
149 in the R.M.C. Office for Greenville County and having according to
said plat the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Wood Heights Avenue
at the joint front corner of lots 10 and 11 and running thence with the
line of lot 10 N. 41-36 W. 200 feet to an iron pin; thence S. 48-24 W.
100 feet to an iron pin at the rear corner of Lot No. 12; thence with
the line of lot 12 S. 41-36 E. 200 feet to an iron pin on the northwestern
side of Wood Heights Avenue; thence with the northwestern side of Wood
Heights Avenue N. 48-24 E. 100 feet to the beginning corner.

This property is conveyed subject to restrictions recorded in Deed Book
797 at page 239 and also conveyed subject to a drainage easement as
shown on the recorded plat, a sewer right of way and all other easements
of record which affect said property.

This is the same property conveyed to the grantor by deed recorded in
Deed Book 878 at page 145 in the R.M.C. Office for Greenville County.



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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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its
duly authorized officers, this **23rd** day of **April** 1970 .

SIGNED, sealed and delivered in the presence of:

BOB MAXWELL BUILDERS, INC. (SEAL) M

A Corporation

By: C.R. Maxwell 1

President

Secretary

Bruce Reeves
Linda D. Forrester

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within
named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 **23rd** day of **April** 1970.

Linda D. Forrester (SEAL)
Notary Public for South Carolina.

Bruce Reeves

My commission expires 8/4/79

RECORDED this **24th** day of **April** 1970, at **12:51 P.** M., No. **#23288**

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