

THE STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
MAY 14 11 06 AM '70  
OLLIE FARNSWORTH  
R. M. C.

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KNOW ALL MEN BY THESE PRESENTS, That Nelle C. Cooper, Individually and as Executrix under the Will of Thomas B. Cooper, deceased

in the State aforesaid, in consideration of the sum of --Three Thousand and No/100---  
--(\$3,000.00)-----Dollars

to me in hand paid at and before the sealing of these presents  
by Ben C. Sanders

(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 Ben C. Sanders, his heirs and assigns, forever:

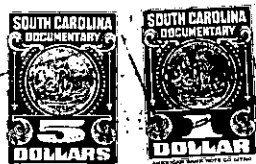
ALL that lot of land situate on the southeast side of Pinehurst Drive in the Town of Mauldin, in Greenville County, South Carolina, being shown as Lot 44, on plat of Section 1, of Pine Valley Estates, made by Dalton & Neves, Engineers, dated February, 1960, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book MM at Page 138 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Pinehurst Drive at the joint front corner of Lots 43 and 44 and runs thence along the line of Lot 43 S. 28-0 E. 160 feet to an iron pin; thence N. 62-0 E. 90 feet to an iron pin; thence along the line of Lot 45 N. 28-0 W. 160 feet to an iron pin on the southeast side of Pinehurst Drive; thence along Pinehurst Drive S. 62-0 W. 90 feet to the beginning corner.

This is a portion of that property in which Thomas B. Cooper was devised an undivided one-half interest under the Will of J. S. Cooper, deceased on file in the Probate Court for Greenville County, South Carolina in Apartment 336, File 28. The remaining interest in said property was conveyed to Thomas B. Cooper by deed of John L. Cooper, et al dated December 2, 1940, recorded in Deed Book 228 at Page 172. Subsequently, Thomas B. Cooper died testate November 21, 1967 and by his Will, which is on file in the Probate Court for Greenville County, South Carolina in Apartment D12, File 9, he devised this property to the grantor for her life with full power and authority to sell and convey, if necessary for her support and maintenance and with the unlimited power of sale as Executrix of said estate.

This Conveyance is SUBJECT to all set back lines, roadways, easements, rights of way and restrictions shown in Deed Book 644 at Page 389 and on the recorded plat, affecting the above described property.

Grantee is to pay 1970 Taxes.



Greenville County  
Stamps  
Fad \$ 3.30  
Act No. 380 Sec. 1

799-1162-1-157