

TITLE TO REAL ESTATE—Prepared by KENDRICK, STEPHENSON, & JOHNSON, Attorneys at Law, Greenville, S. C.

APR 17 3 43 PM '73

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that A. James Nelson and Ellis L. Darby, Jr.

in consideration of Ten Thousand Three Hundred Fifty and No/100 (\$10,350.00) Dollars,
and assumption of the mortgage hereinafter set out below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release

unto Jack D. Sunderman and Carol S. Sunderman, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of East Woodburn Drive, near the City of Greenville, S. C., being known and designated as Lot No. 44 on plat of Seven Oaks, as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R, page 6, and having according to said plat the following metes and bounds, to-wit:

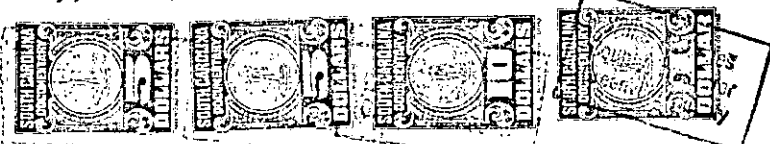
BEGINNING at an iron pin on the northwesterly side of East Woodburn Drive, said pin being the joint front corner of Lots 44 and 45 and running thence with the common line of said lots N 31-11 W 146.35 feet to an iron pin, the joint rear corner of Lots 44 and 45; thence N 58-42 E 87 feet to an iron pin, the joint rear corner of Lots 43 and 44; thence with the common line of said lots S 31-11 E 146.5 feet to an iron pin on the northwesterly side of East Woodburn Drive; thence with the northwesterly side of East Woodburn Drive S 58-49 W 87 feet to an iron pin to the point of beginning. — 276 - T 2.1 - 1-44

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

For deed into grantors, see Deed Book 957, 193.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$35,600.00, on that certain mortgage given by Ellis L. Darby, Jr. and A. James Nelson herein to Fidelity Federal Savings and Loan Association, in the face amount of \$35,600.00, dated and recorded October 5, 1972 in the RMC Office for Greenville County, S. C., in Mortgage Book 1252, page 184.

GRANTEES TO PAY 1973 TAXES.



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, assigns and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or assigns, executors and administrators 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.

WITNESS the grantor(s)' hand(s) and seal(s) this 16th day of April 1973.

SIGNED, sealed and delivered in the presence of:

Charles M. Leidl
W. Wayne Johnson

Ellis L. Darby, Jr. (SEAL)
ELLIS L. DARBY, JR.
A. James Nelson (SEAL)
A. JAMES NELSON

Greenville County (SEAL)
Stamps
Paid (SEAL) 1155
Act No. 980 Sec. 1

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)' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16th day of April 1973.

W. Wayne Johnson (SEAL)
Notary Public for South Carolina
My commission expires Nov. 19, 1979

Charles M. Leidl

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 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 16th day of April 1973
W. Wayne Johnson (SEAL)
Notary Public for South Carolina
My commission expires Nov. 19, 1979

Carol Nelson
Lillian C. Darby

RECORDED this 17th day of April 1973, at 3:13 P. M. No. 29195

T 2.1