

FILED

TITLE TO REAL ESTATE--Prepared by Kenneth S. Johnson & Johnson, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 9 9 31 AM '73

DOONIE S. TAMKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that M. GRAHAM PROFFITT, III, ELLIS L. DARBY, JR. AND JOHN COTHRAN COMPANY, INC., A SOUTH CAROLINA CORPORATION

in consideration of Six Thousand and No/100 (\$6,000.00) ----- 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 A. JAMES NELSON AND ELLIS L. DARBY, JR., their heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the southeasterly intersection of Indian Trail and East Woodburn Drive, near the City of Greenville, S. C., being known and designated as Lot No. 19 on plat entitled "Final Plat, 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:

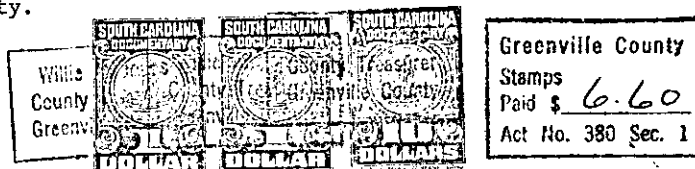
BEGINNING at an iron pin on the southeasterly side of East Woodburn Drive, said pin being the joint front corner of Lots 19 and 20 and running thence with the common line of said lots S 16-43 E 170.4 feet to an iron pin, joint rear corner of Lots 18 and 19; thence with the common line of said lots S 84-15 W 156.7 feet to an iron pin on the easterly side of Indian Trail; thence with the easterly side of Indian Trail N 5-45 W 83.6 feet to an iron pin at the southeasterly intersection of East Woodburn Drive and Indian Trail; thence with said intersection N 26-32 E 42.2 feet to an iron pin on the southeasterly side of East Woodburn Drive; thence with the southeasterly side of East Woodburn Drive N 58-49 E 172.5 feet to an iron pin, the point of beginning.

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For deed into grantors, see Deed Book 923, page 153.

This conveyance is subject to a 25 foot sewer easement, a 20 foot drainage easement and all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

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 grantees(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(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 4th day of June, 1973.
M. Graham Proffitt III (SEAL)
Ellis L. Darby, Jr. (SEAL)
JOHN COTHRAN COMPANY, INC. (SEAL)
By: [Signature] President (SEAL)

STATE OF SOUTH CAROLINA
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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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 4th day of June 1973.

[Signature] (SEAL) [Signature]
Notary Public for South Carolina
My commission expires: November 19, 1979

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 4th day of June, 1973.
[Signature] (SEAL) Rhoda R. Proffitt
Lillian C. Darby

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

(Continued on next Page)