

FILED GREENVILLE CO. S. C.

TITLE TO REAL ESTATE—Prepared by Kendrick, Stephenson & Johnson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 7 10 26 AM '74
DORRIS S. TANKERSLEY
R.H.C.

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KNOW ALL MEN BY THESE PRESENTS, that ELLIS L. DARBY, JR., M. GRAHAM PROFFITT, III, 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:

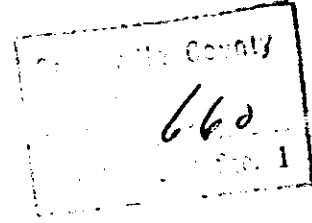
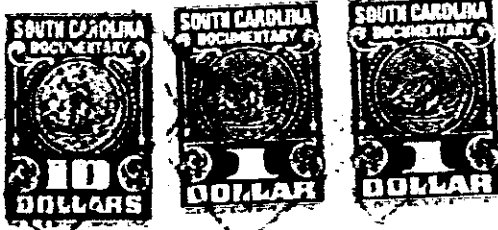
All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the southerly intersection of East Indian Trail and Indian Circle, near the City of Greenville, S. C., being known and designated as Lot No. 3 on plat entitled "Final Plat Seven Oaks" as recorded 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 southwesterly side of Indian Circle, said pin being the joint front corner of Lots 3 and 4 and running thence with the common line of said Lots S 38-57 W 177.8 feet to an iron pin, the joint rear corner of Lots 3 and 4; thence N 9-58 W 15.8 feet to an iron pin; thence N 8-23 W 165.3 feet to an iron pin on the southerly side of East Indian Trail; thence with the southerly side of East Indian Trail N 49-47 E 110 feet to an iron pin the intersection of East Indian Trail and Indian Circle; thence S 49-17E 11.2 feet to an iron pin on the southwesterly side of Indian Circle; thence with the southwesterly side of Indian Circle on a curve S 23-54 E 114 feet to an iron pin, the point of beginning.

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

This conveyance is subject to a 12.5 foot sewer easement along side lot line, to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

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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(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 February, 1974.
SIGNED, sealed and delivered in the presence of:
Ellis L. Darby, Jr. (SEAL)
M. Graham Proffitt III (SEAL)
JOHN COTHRAN COMPANY, INC. (SEAL)
By: John C. Cothran (SEAL) President

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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 4th day of February 1974.
Notary Public for South Carolina (SEAL)
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 February 19 74
Notary Public for South Carolina (SEAL)
My commission expires: November 19, 1979

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

(CONTINUED ON NEXT PAGE)

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