

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

FEB 13 9 57 AM '74
DONNIE S. TANKERSLEY
A.H.C.

VOL 994 PAGE 66

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

in consideration of Forty-five Thousand Nine Hundred Fifty and No/100 (\$45,950.00) 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 Larry T. Nix and Katherine L. Nix, 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 southerly side of Indian Circle, being known and designated as a portion of Lot 6 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 a more recent survey entitled "Revised Plat, Lots 6 and 7, Seven Oaks" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4U, page 110, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Indian Circle, said pin being the joint front corner of Lots 5 and 6 and running thence with the southerly side of Indian Circle N 48-57 E 68.9 feet to an iron pin, joint front corner of Lots 6 and 7; thence with the common line of said lots S 57-03 E 176 feet to an iron pin; thence S 14-55 E 52 feet to an iron pin; thence S 74-52 W 152.8 feet to an iron pin, joint rear corner of Lots 5 and 6; thence with the common line of said lots N 25-03 W 155 feet to an iron pin, the point of beginning.

— 276 — T 2, 1 — 1 — 6

For deed into grantor, see Deed Book 973, page 809.

This conveyance is subject to a 10 foot drainage easement across rear portion of lot and all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1974 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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantee(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 18th day of February, 1974.
A. James Nelson (SEAL)
SIGNED, sealed and delivered in the presence of
Ellis L. Darby, Jr. (SEAL)
Walter C. Yates (SEAL)
Mary L. Johnson (SEAL)

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 18th day of February 1974
Mary L. Johnson (SEAL)
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 grantor(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
18th day of February 1974.
Mary L. Johnson (SEAL)
Notary Public for South Carolina
My commission expires November 19, 1979.

RECORDED this day of FEB 19 1974 at M., No. 20577

994 66

4328 IV-2