

TITLE TO REAL ESTATE—Prepared by ^{Vol 7 9 1974} ~~Kendall, Stephens & Johnson~~, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } CONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that we, H. 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 NELSON, KEITH & DARBY BUILDERS, INC., its successors and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southwest-erly side of East Woodburn Drive, near the City of Greenville, S. C., being known and designated as Lot No. 21 on plat entitled "Final Plat Seven Oaks" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, at 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 East Woodburn Drive, said pin being the joint front corner of Lots 21 and 22, and running thence with the common line of said Lots S 59-31 W 181.3 feet to an iron pin, the joint rear corner of Lots 21 and 22; thence N 16-43 W 91.7 feet to an iron pin, the joint rear corner of Lots 20 and 21; thence with the common line of said Lots N 58-30 E 159.5 feet to an iron pin on the southwesterly side of East Woodburn Drive; thence with the southwesterly side of East Woodburn Drive S 30-29 E 91.8 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 ft. sewer right-of-way, a 20 ft. drainage easement across rear portion of lot, and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1974 TAXES.



Greenville County
Stamps Paid \$ 600
Act No. 250 Sec. 1

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, successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs, 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 6th day of March, 1974.

SIGNED, sealed and delivered in the presence of:
William C. Darby, Jr. (SEAL)
H. 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 6th day of March, 1974.
Wayne R. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 11/19/79
Elizabeth M. Ladd

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)'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 6th day of March, 1974.
Wayne R. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 11/19/79
William C. Darby
Elizabeth M. Ladd

(CONTINUED ON NEXT PAGE)

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

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