

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JOHN S. TANNERLEY  
CLERK

KNOWN ALL MEN BY THESE PRESENTS, that James Charles Bagwell, Louis Toy Bagwell, Jr. and William Odell Bagwell and Carolyn B. Nelms as Executrix of the estate of L.T. Bagwell, deceased in consideration of Thirty-Three Thousand and No/100ths----- 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 Paul A. Nelms and Carolyn B. Nelms, their heirs and assigns forever, all our right, title and interest in and to:

All those piece, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern corner of Woodys Drive and Jan Avenue and being known and designated as Lots Nos. 20 and 31 of the property of Lloyd Gilstrap, said Lot No. 20 being shown on plat of said property recorded in the R.M.C. Office for Greenville County in Plat Book "00", Pages 66 and 67, and said Lot No. 31 being shown on a revised unrecorded plat thereof and being the piece of property lying between the rear of said Lot No. 20 and Old Farr's Bridge Road as shown on said plat and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern corner of Woodys Drive and Jan Avenue and running thence along said Drive S. 51-50 W. 100 feet to an iron pin; thence along the line of Lot No. 21 S. 38-30 E. 200 feet to an iron pin at the joint rear corner of Lots Nos. 20 and 21; thence along the joint line of Lots Nos. 31 and 32 S. 38-30 E. 107 feet to a point in the center of Old Farr's Bridge Road; thence along the center line of said Road N. 34 E. 105 feet to a point; thence N. 38-30 W. 70 feet to an iron pin at rear corner of Lot No. 20; thence continuing along Jan Avenue N. 38-30 W. 200 feet to the point of beginning.

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This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights of way, of record, if any, affecting the above described property.

This is the identical property conveyed to L. T. Bagwell by deed of Lloyd W. Gilstrap dated October 27, 1958 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 609 at Page 167. The said L. T. Bagwell died testate on January 15, 1974 devising the within described property to his children, the grantors herein.

(See Office of the Probate Judge, Greenville County, S.C., Apt. 1314, File 4) 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, successors and assigns against the grantor(s) and the grantor(s)'s heirs, successors and assigns 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 8th day of March 1974

SIGNED, sealed and delivered in the presence of

*James Charles Bagwell* (SEAL)  
*Louis Toy Bagwell Jr.* (SEAL)  
*William Odell Bagwell* (SEAL)  
*Carolyn B. Nelms* (SEAL)  
of the estate of L. T. Bagwell, deceased

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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 other witness subscribed above witnessed the execution thereof.

SWORD to before me this 8th day of March 1974.

*Walter H. McD* (SEAL)  
Notary Public for South Carolina  
My commission expires: 4/7/80

STATE OF SOUTH CAROLINA }  
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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, 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 8th day of March 1974.  
*Walter H. McD* (SEAL)  
Notary Public for South Carolina.  
My commission expires: 4/7/80

*Mary E. Bagwell*  
Mary E. Bagwell

RECORDED this 3 day of 1974 at M., No. 22258

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