

FILED
GREENVILLE, S. C.
JUL 15 4 04 PM '74

STATE OF SOUTH CAROLINA,
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS THAT DONNIE S. TANKERSLEY, R.M.C. NELSON, KEITH & DARBY BUILDERS, INC.

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of Sixteen thousand (\$16,000.00) Dollars, and assumption of mortgage as set out below

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto LOUIS E. PARDI and DOLLMARVELENE F. PARDI, 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 northerly side of East Woodburn Drive, near the City of Greenville, S. C., being known and designated as Lot No. 43 on plat entitled "Final Plat Seven Oaks" as recorded in the R.M.C. 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 northerly side of East Woodburn Drive, said pin being the joint front corner of Lots 43 and 44, and running thence with the common line of said Lots N 31-11 W 146.5 feet to an iron pin, the joint rear corner of Lots 43 and 44; thence N 58-42 E 87 feet to an iron pin, the joint rear corner of Lots 42 and 43; thence with the common line of said Lots S 31-11 E 146.7 feet to an iron pin on the northerly side of East Woodburn Drive; thence with the northerly side of East Woodburn Drive S 58-49 W 87 feet to an iron pin, the point of beginning.

For deed into Grantors, see Deed Book 994, page 551.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1974 TAXES.

As part of the consideration herein, Grantees assume and agree to pay that certain mortgage in favor of First Federal Savings & Loan Association in the principal amount of \$37,500.00, dated March 1, 1974, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1303, at Page 174, and having a present balance due thereon of \$33,500.00.



Greenville County
Stamps
Paid \$ 17.60
Act No. 300 Sec. 1

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, their heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and their successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, A. James Nelson, President

on this the 15th day of July in the year of our Lord one thousand, nine hundred and seventy-four.

Signed, sealed and delivered in the presence of:

Elizabeth M. Leibel
Shuf B. Paul

NELSON, KEITH &
DARBY BUILDERS, INC. (L.S.)
By: *A. James Nelson*
and A. James Nelson, President

STATE OF SOUTH CAROLINA,
County of Greenville

PERSONALLY appeared before me the undersigned witness and made oath that she saw A. James Nelson as President of Nelson, Keith & Darby Builders, Inc. a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 15th day of July A. D. 1974
Shuf B. Paul (L.S.)
Notary Public for South Carolina
My commission expires 11/19/79

Elizabeth M. Leibel

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