

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S.C.  
AUG 2 3 1974  
DONALD S. TAYLOR  
CLERK

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KNOW ALL MEN BY THESE PRESENTS, that ELLIS L. DARBY, JR. and A. JAMES NELSON

in consideration of Twenty-Seven Thousand and No/100 (\$27,000.00) Dollars,  
and assumption of mortgage as set forth below;

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto BRIAN T. McSHARRY and KATHRYN F. McSHARRY, 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 southwesterly side of East Woodburn Drive, near the City of Greenville, S. C., being known and designated as Lot No. 26 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 26 and 27, and running thence with the common line of said lots S 64-02 W 161.8 feet to an iron pin, the joint rear corner of Lots 26 and 27; thence N 9-40 W 157.9 feet to an iron pin, the joint rear corner of Lots 25 and 26; thence with the common line of said lots S 83-58 E 160.9 feet to an iron pin on the southwesterly side of East Woodburn Drive; thence with the southwesterly side of East Woodburn Drive on a curve the chord of which is S 9-58 E 68.9 feet to an iron pin, the point of beginning.

For deed into grantors, see Deed Book 969, page 105.

This conveyance is subject to a 25-foot sewer easement across rear and side lot lines, a 20-foot drainage easement along branch, and all other restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

GRANTEES TO PAY 1974 TAXES.

As a part of the consideration herein, the Grantee does hereby assume and agree to pay the balance due of Twenty Thousand Eight Hundred and No/100 (\$20,800.00) Dollars on that certain mortgage given by the Grantors herein to Fidelity Federal Savings and Loan Association, in the face amount of Thirty-Six Thousand Four Hundred and No/100 (\$36,400.00) Dollars, dated March 2, 1973, and recorded in the RMC Office in Mortgage Book 1268, page 736. and having a present balance of \$20,800.00.

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 2nd day of August, 1974.

*A. James Nelson* (SEAL)  
A. JAMES NELSON

SIGNED, sealed and delivered in the presence of:

*Ellis L. Darby, Jr.* (SEAL)  
ELLIS L. DARBY, JR.

*W. Wayne Johnson* (L)  
*Clara H. Taylor* (L)



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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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of August, 1974.

*W. Wayne Johnson* (SEAL)  
Notary Public for South Carolina  
My commission expires: November 19, 1979.

*Clara H. Taylor*  
Greenville County  
2970

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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 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

2nd day of August, 1974.

*W. Wayne Johnson* (SEAL)  
Notary Public for South Carolina  
My commission expires: November 19, 1979.

*Carole C. Nelson*  
CAROL C. NELSON,  
*Ellian C. Darby*  
ELLIAN C. DARBY

RECORDED this day of AUG 2 1974 at M., No. 5110

RECORD

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