

106 Pheasant Trail  
Mauldin, S. C. 29662

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

106 Pheasant Trail

Mauldin, SC

KNOW ALL MEN BY THESE PRESENTS, that HARRY HELVIK and DOROTHY C. HELVIK

in consideration of Forty-two Thousand and no/100ths (\$42,000.00) 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 DOUGLAS N. FOWLER and ELIZABETH R. FOWLER, their heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Pheasant Trail, in the Town of Mauldin, being known and designated as Lot No. 4 on a plat entitled FINAL-SECTION 1, FORRESTER WOODS, made by R. B. Bruce, dated March 14, 1972, recorded in the RMC Office for Greenville County, S. C., in plat Book 4-N at page 78, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pheasant Trail at the joint front corner of Lots Nos. 3 and 4, and running thence along the common line of said lots, N. 27-17 E., 150 feet to an iron pin in the line of property now or formerly belonging to Kellett; thence along the Kellett, N. 62-43 W., 110 feet to an iron pin at the joint rear corners of Lots Nos. 4 and 5; thence with the common line of said lots, S. 27-17 W., 150 feet to an iron pin on the northern side of Pheasant Trail; thence with the northern side of Pheasant Trail, S. 62-43 E., 110 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Grantors by deed of Roney Nelson and Beth W. Nelson, recorded December 2, 1974, in Deed Book 1011 at page 204, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree and assume to pay Greenville County and Town of Mauldin taxes for the tax year 1977 and subsequent years.

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SOUTH CAROLINA COUNTY DOCUMENTARY TAX 46.20

ALSO SEE STRANDED

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 grantees, and the grantee's heirs or successors and assigns forever. And the grantors do hereby bind the grantors and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantee's heirs or successors and assigns against the grantors and the grantor's heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 25 day of April 19 77, Signed, sealed and delivered in the presence of Considine W. Starnes, Harry Helvik, Dorothy C. Helvik

STATE OF SOUTH CAROLINA PROBATE COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 25th day of April 1977. Considine W. Starnes, Jack H. Mitchell, III

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (witness) 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 whatsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee'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 25th day of April 19 77. Dorothy C. Helvik

Notary Public for South Carolina My commission expires 5/22/83 RECORDED this 25th day of April 19 77 at 2:42 P/ M. No.

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