

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

Bob Maxwell Builders, Inc.

KNOW ALL MEN BY THESE PRESENTS, that

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Twenty-Eight Thousand Three Hundred and No/100-----(\$28,300.00)-----Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

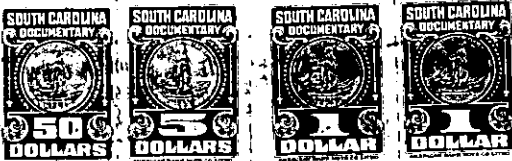
Ronald A. Phelps and Alicia K. Phelps, their heirs and assigns, forever:

All that lot of land in Greenville County, State of South Carolina, on the northwestern side of Wood Heights Avenue, being shown as Lot 12 on plat of Edwards Forest, Section III recorded in Plat Book BBB at page 149 in the RMC Office for Greenville County,

Being the same property conveyed to the grantor by deed recorded in Deed Book 875 at page 489 in said RMC Office.

This property is conveyed subject to restrictions, easements and rights of way of record affecting said property.

Grantees to pay 1970 property taxes.



Greenville County
31.35

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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 28 day of May 19 70.

SIGNED, sealed and delivered in the presence of:

BOB MAXWELL BUILDERS, INC. (SEAL)

A Corporation

By:

C. R. Maxwell

President

Secretary

John G. Cheros
Bandra L. Stone

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, 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 28 day of May 1970.

John G. Cheros (SEAL)
Notary Public for South Carolina.

Sandra L. Stone

Commission expires 8-4-79.

RECORDED this 29 day of May 19 70 at 9:30 A.M., No. 26114

276-729.3-1-74