

TITLE TO REAL ESTATE Gaddy and Davenport, Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

E. E. Baker
P. O. Box 344
Taylors, S.C. 29687

MAIL TO
GADDY & DAVENPORT
P. O. BOX 10267
GREENVILLE, S. C.

1059 PAGE 750

KNOWN ALL MEN BY THESE PRESENTS, that Wayne A. Nichols and Mary B. Nichols

in consideration of Twelve Thousand Five Hundred & No/100 (\$12,500.00)-----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 E. E. Baker, his heirs and assigns, forever:

"ALL those certain lots of land lying in Chick Springs Township, Greenville County, State of South Carolina, lying on the western side of St. Mark Road shown as Lots 8, 7 and the southern 25 feet of Lot 6 on a plat of property of John H. McConnell prepared by H. L. Donahoo on November 18, 1946, recorded in the R.M.C. Office for Greenville County in Plat Book Q, at page 79, and being further described according to a more recent survey entitled "Property of Wayne A. Nichols, et al", dated June 27, 1977, prepared by Richard Wooten, Land Surveying, recorded in Plat Book 6E, at page 26 in the R.M.C. Office for Greenville County and being further described as follows:

BEGINNING at an iron pin at the intersection of the western side of St. Mark Road and the northern side of Rockcrest Drive and running thence along the northern side of the within described property S. 74-25 W. 167.54 feet to an iron pin; thence along the rear lines of Lots 17, 18 and 19 to a point in the joint common line of Lot 19 and Lot 6 which point is 25 feet from the joint corner of Lots 6, 7, 18 and 19; running thence in a line through Lot 6 N. 72-46 E. 170.2 feet to an iron pin on the western side of St. Mark Road; thence along St. Mark Road S. 13-00 E. 120 feet to the point of beginning.

The above description follows the courses and distances as shown on the above mentioned plat prepared by Richard Wooten, Land Surveying; however, the description is intended to convey all of the land of the grantors joining the right-of-way for Rockcrest Drive and the right-of-way for St. Mark Road.

This property is conveyed subject to all restrictive covenants, setback lines, rights-of-way and easements appearing upon the public records of Greenville County.

This is the identical property conveyed to Wayne A. Nichols, et al. by deed from J. Fred Crocker dated February 8, 1974, recorded in the R.M.C. Office for Greenville County in Deed Book 993, Page 528.

(CONTINUED ON REVERSE SIDE)

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(s') hand(s) and seal(s) this 29th day of June 1977.

SIGNED, sealed and delivered in the presence of:

Cliff F. Gaddy
Julia F. Patterson

Wayne A. Nichols (SEAL)
Wayne A. Nichols (SEAL)
Mary B. Nichols (SEAL)
Mary B. Nichols (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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.

SWORN to before me this 29th day of June 1977.

Julia F. Patterson (SEAL)
Notary Public for South Carolina
My commission expires: 5/23/84

Cliff F. Gaddy

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 29th day of June 1977.
Cliff F. Gaddy (SEAL)
Notary Public for South Carolina
My commission expires: April 7, 1979

Mary B. Nichols
Mary B. Nichols

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

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