

FILED
GREENVILLE
4:36 P.M.

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc, a South Carolina corporation

in consideration of Six Thousand and no/100 (\$6,000.00) ----- 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 A. James Nelson and Ellis L. Darby, Jr., 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 northwesterly side of East Woodburn Drive, near the City of Greenville, S. C., being known and designated as Lot No. 44 on plat of Seven Oaks, as recorded in the RMC 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:

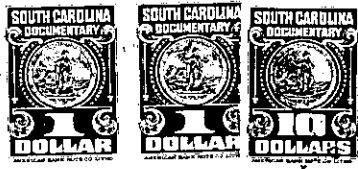
BEGINNING at an iron pin on the northwesterly side of East Woodburn Drive, said pin being the joint front corner of Lots 44 and 45 and running thence with the common line of said lots N 31-11 W 146.35 feet to an iron pin, the joint rear corner of Lots 44 and 45; thence N 58-42 E 87 feet to an iron pin, the joint rear corner of Lots 43 and 44; thence with the common line of said lots S 31-11 E 146.5 feet to an iron pin on the northwesterly side of East Woodburn Drive; thence with the northwesterly side of East Woodburn Drive S 58-49 W 87 feet to an iron pin to the point of beginning.

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

For deed into grantors, see Deed Book 923, page 153.

1200

Greenville
Stamps
Paid \$ 6.00
Act No. 350 Sec. 1



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 5th day of October 19 72.

SIGNED, sealed and delivered in the presence of:

Rosemary S. Watkins
Wayne R. Johnson

M. Graham Proffitt III (SEAL)
M. Graham Proffitt, III.
Ellis L. Darby Jr (SEAL)
Ellis L. Darby, Jr.
JOHN COTHRAN COMPANY, INC. (SEAL)
By: *John C. Cothran* (SEAL)
John C. Cothran, President

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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5th day of October 19 72.

Wayne R. Johnson (SEAL)
Notary Public for South Carolina.
My Commission Expires: Nov. 19, 1979.

Rosemary S. Watkins

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 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 5th day of October 19 72.

Wayne R. Johnson (SEAL)
Notary Public for South Carolina.
My Commission Expires: Nov. 19, 1979.

Rhoda R. Proffitt
Rhoda R. Proffitt
Lillian C. Darby
Lillian C. Darby

RECORDED this day of 19 at M. No.

(Continued on Next Page)

76.1

216-711-1-44