

GREENVILLE CO. S. C.

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

JUL 2 10 48 AM '73
DONNIE S. TANKERSLEY
R.M.C.

VOL 978 PAGE 225

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

In consideration of Forty Four Thousand Nine Hundred Fifty and No/100 (\$44,950.00) - - - 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 ARTHUR H. BAIDEN, III, and JEAN P. BAIDEN, 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 E. Woodburn Drive, being known and designated as Lot No. 22 on plat of Seven Oaks 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 E. Woodburn Drive, said pin being the joint front corner of Lots 22 and 23 and running thence with the common line of said Lots S 59-31 W 207.7 feet to an iron pin, the joint rear corner of Lots 22 and 23; thence N 14-25 W 85.7 feet to an iron pin, the joint rear corner of Lots 21 and 22; thence with the common line of said Lots N 59-31 E 181.3 feet to an iron pin on the southwesterly side of E. Woodburn Drive; thence with the southwesterly side of E. Woodburn Drive S 30-29 E 90 feet to an iron pin, the point of beginning. -276-T2.1-1-22

This conveyance is subject to a 25 foot sewer right of way, a 20 foot drainage easement and to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

For deed into grantors, see Deed Book 959, page 545.

GRANTEES TO PAY 1973 TAXES.



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

July 2, 1973.

SIGNED, sealed and delivered in the presence of:

Elizabeth M. Laid
Wm. R. Johnson, Jr.

A. James Nelson
A. JAMES NELSON
Ellis L. Darby, Jr.
ELLIS L. DARBY, JR.

STATE OF SOUTH CAROLINA }
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(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 July 1973.

Wm. R. Johnson, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: Nov. 19, 1979

Elizabeth M. Laid

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

2nd day of July 19 73.

Wm. R. Johnson, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: Nov. 19, 1979

Carol C. Nelson
Ellis L. Darby

RECORDED this 2nd day of July 19 73, at 10:48 A.M., No. 105