

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that GEORGE O'SHIELDS BUILDERS, INC.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Mauldin, State of South Carolina, in consideration of
THIRTY-EIGHT THOUSAND FIVE HUNDRED AND 00/100----- (\$38,500.00) 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 A. CHARLES NICKEL & HELEN KAY NICKEL, THEIR HEIRS & ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land in the State of South
Carolina, County of Greenville, City of Mauldin, being known and desig-
nated as Lot No. 43 on a plat of Burdett Estates, prepared by Dalton &
Neves, Engineers dated February, 1971, recorded in plat book 4K at page
60 of the REC Office for Greenville County and on a more recent plat of
Property of A. Charles Nickel and Helen Kay Nickel, dated May 5, 1975,
prepared by Freeland & Associates, and having, according to the more recent
plat, the following netes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of McSwain Drive, joint front
corner of lots 42 and 43 and running thence S. 16-57 W., 143.1 feet to an
iron pin; thence N. 78-56 W., 100.0 feet to an iron pin at the joint rear
corners of lots 43 and 44; thence along the common line of said lots, N.
14-52 E., 150.4 feet to an iron pin on the southern side of McSwain Drive;
thence S. 73-44 E., 50.0 feet to an iron pin; thence continuing along said
McSwain Drive, S. 73-47 E., 15.0 feet to an iron pin, being the point of
beginning.

This is a portion of the property conveyed to the Grantor by deed recorded
in deed book 1011 at page 426 of the REC Office for Greenville County.

This conveyance is made subject to restrictive covenants of record and to
any easements or rights of way affecting same.



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 grantees'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 grantees(s) and the grantees'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 7th day of May 1975, GEORGE O'SHIELDS BUILDERS, INC. (SEAL)
SIGNED, sealed and delivered in the presence of:

Stephen C. Satton
Arthur G. Thompson

A Corporation
By: *George O'Shields*
President George O'Shields
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as its 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 7th day of May 1975
Stephen C. Satton (SEAL) *Arthur G. Thompson*

Notary Public for South Carolina.
My commission expires: 10/20/79

RECORDED this day of MAY 7 1975 at 3:21 P. M., No. 25876

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