

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 24 1 39 PM '70
OLLIE FARNSWORTH
R. M. C.

VOL 892 PAGE 571

KNOW ALL MEN BY THESE PRESENTS, That Nelle C. Cooper, Individually and
as Executrix under the Will of Thomas B. Cooper, deceased

in the State aforesaid, in consideration of the sum of --Three Thousand and No/100
(\$3,000.00)-----Dollars

to me in hand paid at and before the sealing of these presents
by Ben C. Sanders

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these
presents do grant, bargain, sell and release unto the said Ben C. Sanders, his heirs and
assigns, forever:

ALL that lot of land situate on the southeast side of Pinehurst Drive
in the Town of Mauldin, in Greenville County, South Carolina, being
shown as Lot 43, on plat of Section 1, of Pine Valley Estates, made
by Dalton & Neves, Engineers, dated February, 1960, recorded in the
R.M.C. Office for Greenville County, South Carolina in Plat Book MM
at Page 138 and having, according to said plat, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Pinehurst Drive
at the joint front corner of Lots 42 and 43 and runs thence along the
line of Lot 42 S. 28-0 E. 160 feet to an iron pin; thence N. 62-0 E.
90 feet to an iron pin; thence along the line of Lot 44 N. 28-0 W.
160 feet to an iron pin on the southeast side of Pinehurst Drive;
thence along Pinehurst Drive S. 62-0 W. 90 feet to the beginning
corner.

This is a portion of that property in which Thomas B. Cooper was
devised an undivided one-half interest under the Will of J. S. Cooper,
deceased on file in the Probate Court for Greenville County, South
Carolina in Apartment 336, File 28. The remaining interest in said
property was conveyed to Thomas B. Cooper by deed of John L. Cooper, et al
dated December 2, 1940, recorded in Deed Book 228 at Page 172.
Subsequently, Thomas B. Cooper died testate November 21, 1967 and
by his Will, which is on file in the Probate Court for Greenville
County, South Carolina in Apartment 1012, File 9, he devised this
property to the grantor for her life with full power and authority
to sell and convey, if necessary for her support and maintenance and
with the unlimited power of sale as Executrix of said estate.

This Conveyance is SUBJECT to all set back lines, roadways, easements,
rights of way and restrictions shown in Deed Book 644 at Page 389 and
on the recorded plat, affecting the above described property.

Grantee is to pay 1970 Taxes.

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Greenville County
\$ 330
Sec. 1



199-462-1-156