## GREENVILLE CO. S. C.

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

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GIVEN under my hand and seal this

day of

RECORDED this 2nd

Notary Public for South Carolina

July

My commission expires Nov. 19, 1979

19

July

2nd

DONNIE S. TAHKERSLEY R.H.C. vol 978 page 225

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,

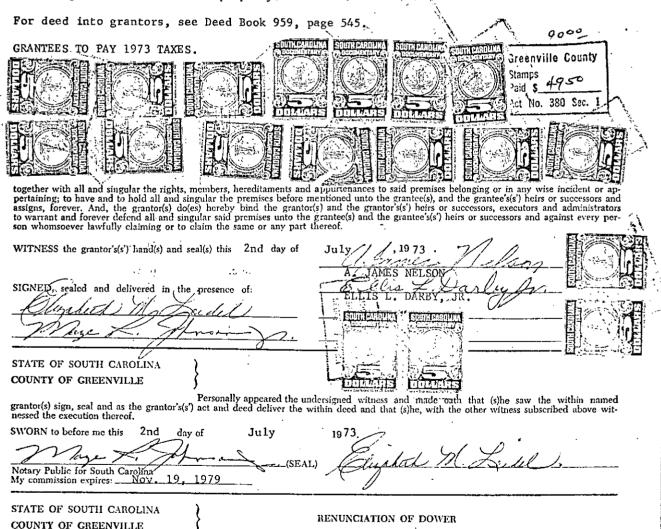
the receipt of which is hereby acknowledged, have granted, bargainel, sold, and released, and by these presents do grant, bargain, sell and release unto

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. -276-72.1-1-22

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.



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.

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A. M., No. 105

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