

GREENVILLE CO. S. C.

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

JUL 12 9 27 AM '73

VOL 978 PAGE 877

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY  
R.H.C.

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 southwesterly side of East Indian Trail, near the City of Greenville, S. C., being known and designated as Lot 68 on plat entitled "Final Plat, 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 southwesterly side of East Indian Trail, said pin being the joint front corner of Lots 67 and 68, and running thence with the common line of said lots S 81-08 W 160.1 feet to an iron pin, the joint rear corner of Lots 67 and 68; thence N 14-17 W 41.95 feet to an iron pin in line of Lot 71; thence N 56-40 E 186.4 feet to an iron pin on the southwesterly side of East Indian Trail; thence with the southwesterly side of East Indian Trail S 5-45 E 82.1 feet to an iron pin; thence S 7-03 E 37 feet to an iron pin, the point of beginning.  
- 276-T2.1-1-68

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

This conveyance is subject to a 5 foot drainage and utility easement along side and rear lot line and a 30 foot building setback line and all restrictions, roadways, easements and rights of way, if any, affecting the above described property.

GRANTEE TO PAY 1973 TAXES.



1200  
Greenville County  
Stamps  
Paid \$ 600  
Act No. 289 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~~ 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 10th day of July 1973.  
M. Graham Proffitt III (SEAL)  
Ellis L. Darby, Jr. (SEAL)  
JOHN COTHRAN COMPANY, INC. (SEAL)  
By: [Signature] (SEAL)  
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 10th day of July 1973  
[Signature] (SEAL)  
Notary Public for South Carolina  
My commission expires: November 19, 1979.

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 10th day of July 1973  
[Signature] (SEAL)  
Notary Public for South Carolina  
My commission expires: November 19, 1979.  
Rhoda R. Proffitt  
Lillian C. Darby

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

(Continued on Next Page)