

TITLE TO REAL ESTATE--Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
MAR 5 12 04 PM '73

KNOW ALL MEN BY THESE PRESENTS, that James Hardy Nelems and Doris Gray Nelems R.M.C.

in consideration of Forty-One Thousand and No/100 (\$41,000.00) ----- 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 Max R. Bohnstedt and Carol M. Bohnstedt, 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 southeasterly side of Elmwood Drive, near the City of Greenville, S. C., and being designated as Lot No. 51 on plat entitled "Section IV, Edwards Forest", as recorded in the RMC Office for Greenville County, S. C. in Plat Book JJJ, page 82, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Elmwood Drive, joint front corner of Lots 50 and 51 and running thence along the common line of said lots S 40-03 E 196.9 feet to an iron pin; thence N 48-24 E 100.04 feet to an iron pin, joint rear corner of Lots 51 and 52; thence along the common line of said lots N 40-03 W 194.2 feet to an iron pin on the southeasterly side of Elmwood Drive; thence along said Drive S 49-57 W 100 feet to an iron pin, the point of beginning.

For deed into grantors, see Deed Book 882, page 520.

For restrictions applicable to this Subdivision, see Deed Book 791, page 609.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1973 TAXES.



Greenville County
Stamps Paid \$ 45-10
Act No. 200 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 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 5th day of March 1973.

SIGNED, sealed and delivered in the presence of:

Rosemary S. Watkins
Schaf B. Pruden

James Hardy Nelems (SEAL)
Doris Gray Nelems (SEAL)

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 5th day of March 1973.

Schaf B. Pruden (SEAL)
Notary Public for South Carolina.

Rosemary S. Watkins

My Commission Expires: 11/19/79.

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

5th day of March 1973.

Schaf B. Pruden (SEAL)
Notary Public for South Carolina.

Doris Gray Nelems
Doris Gray Nelems

My Commission Expires: 11/19/79.

RECORDED this 5th day of March 1973, at 12:01 P.M. No. 21719

187-1-2921-921-276