

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONOR: JAMES NELSON and ELLIS L. DARBY, JR.

932 1/17

KNOW ALL MEN BY THESE PRESENTS, that we, A. JAMES NELSON and ELLIS L. DARBY, JR.

in consideration of FORTY SIX THOUSAND FIVE HUNDRED and NO/100 (\$46,500.00) - - - - - 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 THOMAS JOHN DONOHUE and JANE A. DONOHUE, 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 westerly side of E. Indian Trail, near the City of Greenville, S. C., being known and designated as Lot No. 61 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:

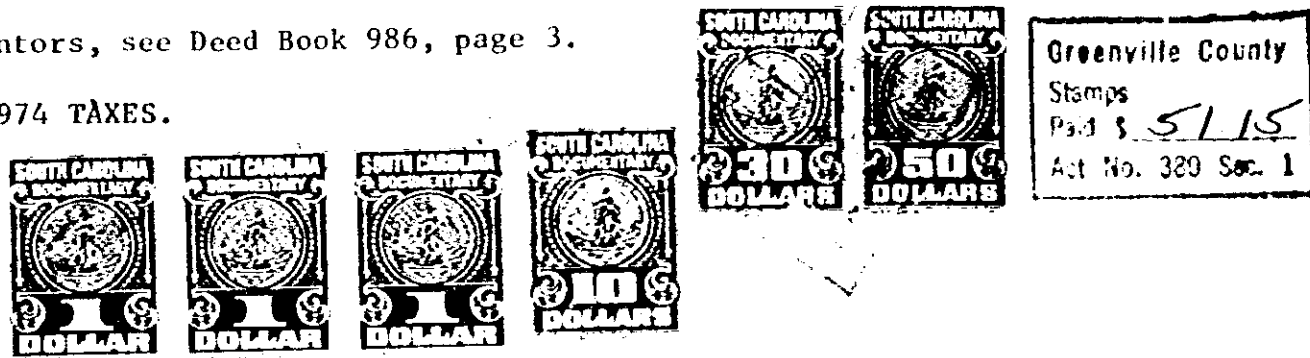
BEGINNING at an iron pin on the northwesterly side of E. Indian Trail, joint corner of Lots 60 and 61; thence along the common line of Lots 60 and 61 N 15-50 W 99.8 feet to an iron pin, joint rear corner of Lots 59 and 60 and in the side line of Lot 61; thence continuing along the common line of Lots 59 and 61 N 21-57 W 103.5 feet to an iron pin, joint rear corner of Lots 61 and 62; thence along the common line of said lots S 75-51 E 155 feet to an iron pin on the northwesterly side of E. Indian Trail; thence along said Trail S 14-09 W 61 feet to an iron pin; thence continuing with said Trail S 20-41 W 68.5 feet to an iron pin; thence continuing with said Trail S 33-54 W 65 feet to an iron pin, the point of beginning.

- 216 T 21-1-61

This conveyance is subject to a 25 foot sewer right of way, to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into grantors, see Deed Book 986, page 3.

GRANTEES TO PAY 1974 TAXES.



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 ~~executors and administrators~~ and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs ~~executors and administrators~~, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs ~~executors and administrators~~ 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 25th day of January, 1974.

SIGNED, sealed and delivered in the presence of:
James Nelson (SEAL)
Ellis L. Darby Jr. (SEAL)
Elizabeth M. Seville (SEAL)
Mary R. Johnson Jr. (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 25th day of January 1974.
Mary R. Johnson Jr. (SEAL)
Notary Public for South Carolina
My commission expires November 19, 1979
Elizabeth M. Seville

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
25th day of January, 1974
Mary R. Johnson Jr. (SEAL)
Notary Public for South Carolina
My commission expires November 19, 1979

RECORDED this day of JAN 28 1974, at M., No. 18799

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