

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

VCL 997 PAGE 811

KNOW ALL MEN BY THESE PRESENTS, that we, A. James Nelson and Ellis L. Darby, Jr.

in consideration of Forty-six Thousand Nine Hundred Fifty and No/100 (\$46,950.00) 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 Timothy E. Tucker and Sandra J. Tucker, 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 East Indian Trail, near the City of Greenville, S. C., being known and designated as Lot No. 13 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 southeasterly side of East Indian Trail, said pin being the joint front corner of Lots 13 and 14 and running thence with the common line of said Lots N 75-43 E 171.5 feet to an iron pin, the joint rear corner of Lots 13 and 14; thence S 9-40 E 103 feet to an iron pin, the joint rear corner of Lots 12 and 13; thence with the common line of said lots S 80-50 W 165.4 feet to an iron pin on the southeasterly side of East Indian Trail; thence with the southeasterly side of East Indian Trail N 11-49 W 33 feet to an iron pin; thence continuing with said Trail N 14-17 W 55 feet to an iron pin, the point of beginning.

This conveyance is subject to a 30 foot building setback line, a 10 foot drainage easement along side lot line, a 20 foot drainage easement across rear property line, a 25 foot sewer easement along rear and side lot line, and 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 987, page 687. -276-72.1-1-13

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 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)' hand(s) and seal(s) this 26th day of April, 1974

*A. James Nelson* (SEAL)  
A. James Nelson  
*Ellis L. Darby, Jr.* (SEAL)  
Ellis L. Darby, Jr.

SIGNED, sealed and delivered in the presence of:

*Anna C. Epton* (SEAL)  
*Harry R. Stephenson* (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 26th day of April 1974

*Harry R. Stephenson* (SEAL)  
Notary Public for South Carolina  
My commission expires: November 18, 1980.

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

26th day of April 1974

*Anna C. Epton* (SEAL)  
Notary Public for South Carolina  
My commission expires: November 18, 1980.

RECORDED this day of APR 26 1974 at M., No. 27026

4328-RV-2