

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That James A. Flemings in the State aforesaid, in consideration of the sum of Three Hundred Eight and 34/100 (\$308.34) DOLLARS,

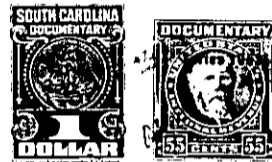
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Lillian S. Seaborn

All my interest, the same being an undivided one-twelfth in all that lot in the city of Greenville, South Carolina on the south side of Pearl Avenue being designated as lot No. 8 of Block E, Chapin Springs Land Company property as shown on a plat made by R. E. Dalton, May 7, 1917 and recorded in Plat Book E at Page 41 in the R. M. C. Office for Greenville County and having the following metes and bounds:

BEGINNING at an iron pin on the south side of Pearl Avenue, corner of Lot No. 7 and thence running with the line of that lot S 2-30 E 141.6 feet to an iron pin in the line of Lot No. 15; thence with the line of Lot No. 15 and continuing with the line of Lot No. 14 N 86-17 E 50 feet to an iron pin at the corner of Lot No. 9; thence with the line of that lot N 2-30 W 139.6 feet to the south side of Pearl Avenue; thence along the line of Pearl Avenue S 88-44 W 50 feet to the beginning corner.

This is the same property conveyed to Henry and Clara Flemings by C. E. Hatch on June 29, 1951 by deed recorded in Volume 437 at Page 360, the said Clara Flemings having died intestate leaving as her sole heirs at law, her husband, Henry Flemings and her four children, the grantor, Henry Flemings, Jr., Margaret F. Jenkins and Mary F. Hagood.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 13th day of July in the year of our Lord One Thousand Nine Hundred and Fifty-three

Signed, Sealed and Delivered in the Presence of

Mary W. Crymes
J. M. Wells

James A. Flemings (Seal)
(S Seal)
(S Seal)
(S Seal)

State of South Carolina, Greenville County

Personally appeared before me J. M. Wells

and made oath that he saw the within named grantor(s) James A. Flemings sign, seal and as his act and deed deliver the within written deed, and that he, with Mary W. Crymes witnessed the execution thereof.

Sworn to before me this 13th day of July A. D. 1953
Mary W. Crymes (Seal)
Notary Public for South Carolina

J. M. Wells

State of South Carolina, Greenville County

RENUNCIATION OF DOWER GRANTOR UNMARRIED

I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named James A. Flemings did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D. 1953
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 17th day of August 1953 at 4:07 P. M., No. 18308