

APR 20 11 04 AM '71

VCL 913 PAGE 187

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thompson, Lawyers Building, Greenville, S. C.

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Greenville County
Stamps
Paid \$ 10.45
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that William A. Lynch, Jr., Individually and as Substituted Trustee and Administrator C.T.A. under the will of Ruth H. Lynch, deceased, and Jacqueline L. Walters and Sonja L. Jones

in consideration of Nine Thousand Five Hundred and no/100 (\$9,500.00)-----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 C. Douglas Wilson, Inc., its successors and assigns forever.

All that lot of land situate on the southwestern side of La Vista Court and on the northwestern side of Crescent Avenue in the City of Greenville, County of Greenville State of South Carolina, being shown as lot no. 18 on a plat of Property of Ruth H. Lynch dated August, 1962, prepared by Piedmont Engineering Service, recorded in Plat Book XX at page 71 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Crescent Avenue at the joint front corner of lots 18 and 19 and running thence with lot 19 N. 36-04 W. 157.1 feet to an iron pin at the joint rear corner of lots 16, 17, 18 and 19; thence with Lot 17 N. 48-25 E. 108 feet to an iron pin on the southwestern side of La Vista Court; thence with said Court S. 46-12 E. 135 feet to an iron pin near the intersection of La Vista Court and Crescent Avenue; thence with the curvature of said intersection, the chord being S. 4-09 E. 33.5 feet to an iron pin on the northwestern side of Crescent Avenue; thence with said Avenue S. 49-42 W. 111.3 feet to the point of beginning.

This is a portion of the property conveyed to Ruth H. Lynch by deed recorded in Deed Book 695 at page 141 in the R.M.C. Office for Greenville County. Ruth H. Lynch died testate on September 2, 1970 in Greenville County, devising all of her real property to her husband, William A. Lynch, Sr. as Trustee, who predeceased her. See apartment 1148, File 14. William A. Lynch, Jr. has been duly appointed as Substituted Trustee under the will of Ruth H. Lynch as will appear according to Decree of Honorable Frank Eppes, Judge of Thirteenth Judicial Circuit, said Decree having been recorded in Judgment Roll K-7527 in the Office of the Clerk of Court for Greenville County. William A. Lynch, Jr., Jacqueline L. Walters and Sonja L. Jones who are the sole beneficiaries under the will of Ruth H. Lynch are signing this deed to evidence their consent to this conveyance.

This property is conveyed subject to all easements, restrictions, conditions and rights of way, if any, affecting said property.

Grantees to pay 1971 County Property 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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 27th day of February 19 71.

SIGNED, sealed and delivered in the presence of:

As to other grantors: William A. Lynch, Jr., Inc. and as Substituted Trustee and Adm. CTA under the will of Ruth H. Lynch (SEAL)
Jacqueline L. Walters (SEAL)
Sonja L. Jones (SEAL)

As to Sonja L. Jones: George H. Perkins
STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE } POLK
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 other witness subscribed above witnessed the execution thereof.
SWORN to before me this 27th day of February 19 71.
Robert T. Wilson (SEAL)
Notary Public for South Carolina, State of Florida at Large
My commission expires: 8/4/79 Commission Expires Aug. 31, 1973
Elected By American Fire & Casualty Co.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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, 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 27th day of February 19 71.
Martha C. Lynch
Donald R. McAllister (SEAL)
Notary Public for South Carolina.
My commission expires: 8/4/79 (Continued on Next Page)
RECORDED this _____ day of _____ 19____, at _____ M., No. _____

100-97-6-1