

TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Graydon, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } DONNIE S. TANKERSLEY
COUNTY OF GREENVILLE } R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, John M. Flynn,

In consideration of Eleven Thousand, Six Hundred, Fifty and No/100 (\$11,650.00) ----- Dollars,
and assumption of loan as set out below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto W. Lee Sinclair, his heirs and assigns forever:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, at the southerly intersection of Queen Ann Road and Red Fox Trail, near the City of Greenville, S. C., being known and designated as Lot No. 17 on plat entitled "Final Plat Revised, Map #2, Foxcroft, Section II" as recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book 4 N, pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

- 200 - 540.9 - 1 - 17

BEGINNING at an iron pin on the southerly side of Queen Ann Road, said pin being the joint front corner of Lots 17 and 18 and running thence with the common line of said lots, S. 20-35 E. 155 feet to an iron pin, the joint corner of Lots 17, 18 and 45; thence with the common line of Lots 17 and 45, N. 73-45 E. 140 feet to an iron pin on the southwesterly side of Red Fox Trail; thence with the southwesterly side of Red Fox Trail, N. 16-15 W. 163 feet to an iron pin at the intersection of Queen Ann Road and Red Fox Trail; thence with the intersection of Queen Ann Road and Red Fox Trail, N. 67-41 W. 31.6 feet to an iron pin; thence with the southerly side of Queen Ann Road, S. 60-18 W. 81.5 feet to an iron pin; thence continuing with said Road, S. 62-45 W. 48.6 feet to an iron pin, the point of beginning; being the same conveyed to me by Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc. by deed dated May 14, 1973 and recorded in the R. M. C. Office for Greenville County in Deed Book 974 at Page 757.

This conveyance is made subject to any restriction, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises (OVER) 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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 3rd day of August 1973

SIGNED, sealed and delivered in the presence of:

John M. Flynn (SEAL)
John M. Flynn

Bruce Bozeman (SEAL)
Mary S. Martin (SEAL)
Three \$5.00 notary seals and a probate stamp for Greenville County dated August 13, 1973.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of August 1973

Bruce Bozeman (SEAL)
Notary Public for South Carolina.
My Commission Expires: Aug. 14, 1979

Mary S. Martin
Two \$5.00 notary seals.

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)' 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 3rd day of August 1973

Madelyn C. Flynn
Madelyn C. Flynn

Bruce Bozeman (SEAL)
Notary Public for South Carolina.
My Commission Expires: Aug. 14, 1979

RECORDED this _____ day of _____ 19____ at _____ M. No. _____