

JUN 18 10 33 AM '74

TITLE OF REAL ESTATE-Cheros and Patterson, Attorneys at Law, Greenville, S. C.

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that We, Marshall C. Richards and Jean H. Richards

Seven Thousand One Hundred Thirty-one and 45/100 (\$7,131.45)
in consideration of and assumption of mortgage as set forth below 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 Floyd Paul Flynn and Mildred H. Flynn, their heirs and assigns forever:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the Northeastern side of Sylvania Drive, being shown as the major portion of Lot Number 12 on a plat of Leawood Subdivision, recorded in Plat Book J at Pages 18 & 19 in the RMC Office for Greenville County and being further described as follows:

BEGINNING at an iron pin on the Northeastern side of Sylvania Avenue, which iron pin is 6 feet, S 56-06 E, from the joint front corner of Lots 11 & 12; running thence with a new line through Lot 12, N 33-54 E 180 feet to an iron pin; thence, S 56-06 E 70 feet to an iron pin at the joint rear corner of Lots 12 & 13; thence with Lot 13, S 33-54 W 180 feet to an iron pin on the said Sylvania Avenue; thence with said Avenue, N 56-06 W 70 feet to the point of beginning. — 240 — 173.1 — 3 — 34

This is the same property conveyed to the Grantor by deed recorded in Deed Book 868 at Page 305 in the RMC Office for Greenville County. This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record or on the ground which may affect said lot. As a part of the consideration for this conveyance the Grantees hereby assume and agree to pay the balance of that certain mortgage in favor of Fidelity Federal Savings and Loan Association, recorded in Mortgage Book 1126 at Page 217 in the RMC Office for Greenville County, having a present balance of \$ 3,368.55

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 13 day of June 1974 .

SIGNED, sealed and delivered in the presence of:

Reliance H. Garrison

Marshall C. Richards (SEAL)
Jean H. Richards (SEAL)

Greenville County
Seals
Act No. 300 Sec. 1
\$10 DOLLARS
\$5 DOLLARS

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13 day of June 1974

Reliance H. Garrison (SEAL)
Notary Public for South Carolina
My commission expires: 8/12/78

Reliance H. Garrison

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, 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 /
13 day of June 1974.
Reliance H. Garrison (SEAL)
Notary Public for South Carolina.
My commission expires: 8/12/78

Jean H. Richards

RECORDED this _____ day of JUN 18 1974 19____, at _____ M., No. 32257

0396

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