

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, W. Lee Sinclair,

in consideration of Ten (\$10.00) Dollars, love and affection, and subject to mortgage 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  
Georgia Elizabeth Townshend Sinclair, her 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:

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 (See deed recorded in Deed Vol. 981, page 99); LESS, HOWEVER, a small triangular portion of said property conveyed by the grantor to T. L. Franks and Sharon A. Franks by deed recorded in the R. M. C. Office for Greenville County in Deed Vol. 1006, at Page 738.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s), or on the premises.

The grantor also conveys all of his right, title, and interest in and to all personal

(continued on back page)

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(s) hand(s) and seal(s) this 26th day of November 19 74

SIGNED, sealed and delivered in the presence of:

*W. Lee Sinclair*  
W. Lee Sinclair (SEAL)

*[Signature]*  
\_\_\_\_\_  
(SEAL)

*Charles A. Platt*  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA }  
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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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26th day of November 19 74

*[Signature]*  
\_\_\_\_\_  
Notary Public for South Carolina (SEAL)

*Charles A. Platt*  
\_\_\_\_\_  
(SEAL)

My Commission Expires: 8/14/79

STATE OF SOUTH CAROLINA }  
COUNTY OF \_\_\_\_\_ }

RENUNCIATION OF DOWER

WIFE GRANTEE

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

day of 19

\_\_\_\_\_  
Notary Public for South Carolina (SEAL)

RECORDED this day of 19 at 3:20 P. M. No

(CONTINUED ON NEXT PAGE)

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