

NOW, Therefore, Know all men by these Presents, that I, FRANK P. McGOWAN, JR., as Master, in and for the County of Greenville, aforesaid, in consideration of the sum of One Hundred and no/100-----(\$100.00)--Dollars, to me paid by the said

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 Fidelity Federal Savings and Loan Association, a corporation:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon situate, lying and being in the State of South Carolina, County of Greenville, on the northeastern side of Sylvania Avenue, being shown as the major portion of Lot 12 on a Plat of Leawood Subdivision recorded in Plat Book J at pages 18 and 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 in S. 56-06 E. from the joint front corner of Lots 11 and 12 and 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 and 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.

(Previous owners - By deed from Marshall C. Richards and Jean H. Richards to Floyd Paul and Mildred H. Flynn, recorded in Book 1001, Page 396. Deed dated June 13, 1974, Recorded June 18, 1974.)