Lyons Drive Route 4, Box 289
Simpsonville, South Carolina

V TITLE TO REAL ESTATE– Offices of HILL, WYATT & FAYSSOUX, Attorneys at Law, 100 Williams St., Greenville, S.C.

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 21 3 53 PM '77
DONNIE S. TANKERSLEY
R.M.C.

VOL 1049 PAGE 986

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

in consideration of Eighteen Thousand Two Hundred and No/100----------($18,200.00)-----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 Louis Anthony Cancellaro and Judith P. Cancellaro, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on the Eastern side of a County Road near Adams Mill Road, Austin Township, Greenville County, South Carolina, containing 14.00 acres, net, according to a survey for Holly Tree Plantation made by Piedmont Engineers and Architects, dated November 13, 1973, recorded in the RMC Office for Greenville County in Plat Book 5-E at Page 35, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located in the center of a County Road at the corner of property now or formerly belonging to Walter S. Griffin, et al, (said iron pin being located 816 feet in a southerly direction from the intersection of center of said County Road with the center line of Adams Mill Road), and running thence N. 86-30 E. 1473.85 feet to an iron pin; thence with the line of property now or formerly belonging to Pedenm S. 03-30 W. 500.00 feet to an iron pin; thence along the line of property now or formerly belonging to Pittman and Tinsley, N. 83-04 W. 566.5 feet to an iron pin; thence along property now or formerly belonging to James Yeargin, S. 85-31 W. 921.2 feet to an iron pin in center of said County Road; thence with the center line of said County Road, N. 5-37 E. 414.4 feet to an iron pin, the point of beginning.

-115-548.1-1-25.2

The Grantors herein impose restrictive covenants as follows: (1) This property shall be used for residential purposes only; (2) No mobile home, trailer or similar type structure shall be located or used on any part of the property.

This being the same property conveyed to the Grantors herein by deed of William A. Yeargin dated January 7, 1977 and being recorded on January 10, 1977 in the RMC Office for Greenville County in Deed Book 1049 at Page 406.

DOCUMENTARY STAMP TAX 37.00

SOUTH CAROLINA COUNTY DOCUMENTARY TAX JAN 21 '77 20.35

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 21st day of January, 19 77

SIGNED, sealed and delivered in the presence of:

Beverly C. Durant
Glenn W. Fayssoux

John M. Flynn (SEAL)
Johnny M. Flynn (SEAL)
(SEAL)
(SEAL)

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

SWORN to before me this 21st day of January 19

Glenn W. Fayssoux (SEAL) Beverly C. Durant

Notary Public for South Carolina.

My commission expires 5/27/83

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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 21st day of January 19 77

Glenn W. Fayssoux (SEAL)

Marilyn C. Flynn
Phyllis B. Flynn

Notary Public for South Carolina.

My commission expires 5/27/83

RECORDED this JAN 21 1977 day of 19, at 3:53 P. M., No. ~~[illegible]~~

Sub. 1-1-25.1 25.3

4328 RV.2