

STATE OF SOUTH CAROLINA, S.C.

GREENVILLE COUNTY

Know All Men by These Presents:

That I, John M. Flynn

in the State aforesaid,

in consideration of the sum of Eleven Thousand Nine Hundred Fifty and No/100----- DOLLARS, (\$11,950.00)

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Howard L. Grier and Sarah T. Grier, Their Heirs and Assigns, Forever:

ALL that lot of land with the buildings and improvements thereon, situate on the North side of Pleasant Ridge Avenue, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 40 on plat of Pleasant Valley, made by Dalton & Neves Engineers, April, 1946, recorded in the RMC Office for Greenville County, S. C., in Plat Book "P", at Page 88, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the North side of Pleasant Ridge Avenue, 142.5 feet East from Prince Avenue, at corner of Lot 41 and running thence with the Northern side of said Avenue, N 89-52 E 60 feet to a stake at corner of Lot 39; thence with the line of said lot, N 0-08 W 160 feet to a stake; thence S 89-52 W 60 feet to a stake at corner of Lot 41; thence with the line of said Lot, S 0-08 E, 160 feet to the beginning corner.

This is the same property conveyed to me by deed of Arthur R. Bacon, dated September 27, 1967, recorded in the RMC Office for Greenville County, S. C., in Deed Book 831, Page 93.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any affecting the above described property.

Grantees to pay 1968 taxes.

County Stamps Paid \$13.20 See Act No.380 Section 1

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 29 day of March in the year of our Lord One Thousand Nine Hundred and sixty eight

Signed, Sealed and Delivered in the Presence of

John M. Flynn (Seal)

Nancy O Collins (Seal) Patrick C. Fant (Seal)



State of South Carolina, Greenville County

Personally appeared before me Nancy O. Collins

and made oath that She saw the within named grantor(s) John M. Flynn sign, seal and as his act and deed deliver the within written deed, and that She, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 29 day of March, A. D. 1968 Notary Public for South Carolina (Seal)

Nancy O Collins (Seal)

State of South Carolina, Greenville County RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Madelyn C. Flynn wife of the within named John M. Flynn did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Howard L. Grier & Sarah T. Grier, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 29 day of March, A. D. 1968 Notary Public for South Carolina (Seal)

Madelyn C. Flynn (Seal)

Cancelled documentary stamps attached: S. C. \$ JANUARY 1, 1900 S. \$ Recorded this 1st day of April 1968 at 9:15 A.M., No. 25486

519-222-2-3-16