

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

MAR 15 4 50 PM 1962

Know All Men by These Presents:

That ESTON L. RODGERS and JOHN M. FLYNN, in the State aforesaid, in consideration of the sum of One and no/100 (\$1.00) DOLLARS, and taking subject to mortgages referred to below: 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 E. J. McCarty, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northwest side of Indian Spring Drive near the City of Greenville, Greenville County, South Carolina, being shown as Lot 31 on plat of Lake Forest Heights, Section II, made by Piedmont Engineering Service, May, 1957, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book KK at page 105, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northwest side of Indian Spring Drive at joint front corner of Lots 30 and 31, and running thence with the line of Lot 30, N 36-20 W, 197.4 feet to a point in the center of a branch; thence along the center of a branch (the traverse line being S 36-57 W, 136.3 feet) to a point in the center of the branch at joint rear corner of Lots 31 and 32; thence along the line of Lot 32 S 43-23 E, 171 feet to an iron pin on the Northwest side of Indian Spring Drive; thence with Indian Spring Drive, N 52-42 E, 112 feet to the beginning corner.

This property is conveyed to the grantee subject to the liens of a mortgage given by E. J. McCarty to First Federal Savings & Loan Association of Greenville, S. C. in the original amount of \$23,500 on January 21, 1960, recorded in said RMC Office in Mortgage Book 814 at page 335, and mortgage of E. J. McCarty to T. A. McCarter, in the original amount of \$2,750.00 dated January 19, 1960, recorded in mortgage book 814, page 367, on which there remains due a balance of \$2,750.00. The balance on the First Federal Savings & Loan Association mortgage referred to above is \$22,000.00.

This property was conveyed to us by deed of E. J. McCarty dated November 16, 1960 and recorded in the R.M.C. Office for Greenville County, S. C. in deed book 663 at page 41. GRANTEE TO PAY 1962 taxes

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 his 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 15th day of March in the year of our Lord One Thousand Nine Hundred and Sixty-Two

Signed, Sealed and Delivered in the Presence of

Patrick C. Fant (Seal)

Eston L. Rodgers (Seal) John M. Flynn (Seal)

State of South Carolina, Greenville County

Personally appeared before me Patrick C. Fant, JY

and made oath that he saw the within named grantor(s) Eston L. Rodgers & John M. Flynn deliver the within written deed, and that he, with Patrick C. Fant sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 15th day of March, A. D. 19 62 Patrick C. Fant (Seal) Notary Public for South Carolina

Patrick C. Fant (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 & Mrs. Juanita F. Rodgers wife of the within named Eston L. Rodgers & John M. Flynn they do did this day appear before me, and upon being privately and separately examined by me, did declare that they do voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto E. J. McCarty, his Heirs and Assigns, all their 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 15th day of March, A. D. 19 62 Patrick C. Fant (Seal) Notary Public for South Carolina

Madelyn C. Flynn Juanita F. Rodgers

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 15th day of March 19 62, at 4:50 P.M., No. #22797

271- 276-3-173