

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

904-555

Greenville County
Stamp
Feb 3 17.30
Act No. 330 Sec. 1

KNOW ALL MEN BY THESE PRESENTS that FRANK A. FYANS and RENEE C. FYANS

in consideration of FORTY TWO THOUSAND NINE HUNDRED FIFTY and NO/100-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release

and JOHN A. MITCHELL and ANNETTE D. MITCHELL, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land together with all the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 312 of a Subdivision known as Botany Woods, Section VII, according to a plat thereof prepared by Piedmont Engineering Service, dated June, 1962, and recorded in the R.M.C. Office for Greenville County in Plat Book YY at Pages 76 and 77, and said lot being more particularly shown and delineated on a plat prepared for Luther H. Galloway by Carolina Engineering and Surveying Company, dated November 17, 1965, and showing said lot to be bounded and measuring as follows; to-wit:

BEGINNING at an iron pin on the northerly side of Bridgewater Drive at joint front corner of Lots 312 and 313 and running thence along joint line of said lots, N. 17-21 W. 180 feet to an iron pin in the Duke Power Company right-of-way; running thence along edge of Duke Power Company right-of-way, S. 72-39 W. 160.1 feet to an iron pin on eastern side of McKinney Lane; running thence with eastern side of McKinney Lane, S. 30-50 E. 197.9 feet to an iron pin; thence still with eastern side of McKinney Lane, S. 17-21 E. 50 feet to an iron pin on intersection of said McKinney Lane and Bridgewater Drive; thence with the curvatures of said intersection, the chord of which is S. 62-21 E. 35.2 feet to an iron pin on the northerly side of Bridgewater Drive; thence with north side of said Bridgewater Drive, N. 72-39 E. 110 feet to point of beginning.



This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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)' heirs or successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 1st day of March 19 74

SIGNED, sealed and delivered in the presence of:
Frank A. Fyans (SEAL)
Renee C. Fyans (SEAL)
Mary E. Wagner (SEAL)
Frederick M. Q. ... (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 1st day of March 19 74
Frederick M. Q. ... (SEAL)
Notary Public for South Carolina
Mary E. Wagner
My Commission Expires 11/4/80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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)' 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
1st day of March 19 74
Frederick M. Q. ... (SEAL)
Notary Public for South Carolina
My commission expires: 11/4/80
RECORDED this day of 19 74 at M. No. 21695

MAR 4 1974

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