

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 29 1974

VOL 938 PAGE 333

KNOW ALL MEN BY THESE PRESENTS, that I, John M. Flynn, of Greenville County

In consideration of Three Thousand, Eight Hundred Twenty-Eight and 24/100 (\$3,828.24)-----Dollars, and assumption of mortgage set out below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Thomas J. Duncan, his heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 26 on plat of Pine Brook Extension recorded in the R. M. C. Office for Greenville County in Plat Book W at Page 73 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Runyon Road, joint front corner of Lots 26 and 27 and running thence with the joint line of said lots, S. 11-38 E. 140 feet to an iron pin in the line of Lot 25; thence with the line of Lot 25, N. 62-00 E. 173.4 feet to an iron pin on the southwestern side of Runyon Road; thence with Runyon Road, the following courses and distances: N. 48-53 W. 84 feet, N. 64-00 W. 41.4 feet and S. 77-27 W. 83.3 feet to the beginning corner; being the same conveyed to me by George R. Kea and Doris P. Kea by deed dated February 11, 1974, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 994 at Page 115.

-271-P15.11-6-35

This property is subject to all restrictions, easements or rights-of-way of record, as shown on the plat or as appears on the premises.

This conveyance is made subject to a note and mortgage executed by George R. Kea and Doris P. Kea to C. Douglas Wilson & Co. in the original sum of \$19,800.00 on February 6, 1970, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1148 at Page 21 and having a present balance of \$18,971.76.

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(s) hand(s) and seal(s) this 29th day of March 1974

SIGNED, sealed and delivered in the presence of:

John M. Flynn (SEAL)
John M. Flynn
Bruce W. Bozeman (SEAL)
Carolyn A. Abbott (SEAL)
DOLLARS (SEAL)
DOLLAR (SEAL)
DOLLAR (SEAL)
DOLLAR (SEAL)

STATE OF SOUTH CAROLINA
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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 29th day of March 1974

Bruce W. Bozeman (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES: 8/14/77
Carolyn A. Abbott
Greenville County

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)' 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 29th day of March 1974

Bruce W. Bozeman (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES: 8/14/77
Madelyn C. Flynn
Madelyn Flynn
RECORDED this 1st day of APR 1 1974 at M. No. 24333

REC-30

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