

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

12:20 PM

County Stamps Paid \$ 2.75
See Act No. 360 Section 1

For True Copy See Affidavit
Book 30 Page 263

KNOW ALL MEN BY THESE PRESENTS, that I, R. M. Gaffney, Trustee

in consideration of *****Ten & No/100 Dollars,
and other valuable considerations
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release

unto John H. Flanigan and Lois J. Flanigan, their heirs and assigns,
forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being at the easterly intersection of Birchbark Drive and Notchwood Court, being known and designated as Lot No. 35 on plat entitled Sec. 2 Parkdale as recorded in the RMC Office for Greenville County, S. C., in Plat Book BBB, page 121 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Birchbark Drive, said pin being the joint front corner of Lots 35 and 36 and running thence with the common line of said lots N. 21-35 E. 156 feet to an iron pin, the joint rear corner of Lots 35 and 36; thence N. 42-49 W. 89 feet to an iron pin, the joint front corner of Lots 34 and 35; thence with the southeasterly side of Notchwood Court S. 47-11 W. 155.6 feet to an iron pin; thence on a curve, the chord of which is S. 5-20 E. 39.6 feet to an iron pin on the northerly side of Birchbark Drive; thence with the northerly side of Birchbark Drive S. 57-50 E. 96.7 feet to an iron pin; thence continuing with said Drive S. 66-27 E. 34.3 feet to an iron pin, the point of beginning.

For deed into grantor see Deed Book 758, page 427.

The premises hereinabove described are conveyed subject to certain restrictions and protective covenants recorded in the RMC Office for Greenville County, S. C., in Deed Book 833, page 173 and subject to all roadways, easements, and right of ways, if any, affecting the above described property, including but not limited to, the 20 foot drainage easement as shown on the aforesaid plat.

GRANTEE TO PAY 1969 TAXES.



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 6 day of February 1969.

SIGNED, sealed and delivered in the presence of:

R. M. Gaffney, Trustee (SEAL)

[Handwritten signatures] (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 6 day of February 1969.

[Handwritten signature] (SEAL)

[Handwritten signature]

Notary Public for South Carolina.
My commission expires: 1/1/71

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER GRANTOR - TRUSTEE

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)

Notary Public for South Carolina.

RECORDED this day of 19 at M. No.

(continued on next page)

305-B45-1-121