

TITLE TO REAL ESTATE-Prepared by RAINET, FANT & HORTON, Attorneys at Law, Greenville, S. C.

Aug 25 3:02 PM '69

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

Know All Men by These Presents:

That WE, JAMES C. SWINEA AND REBECCA K. SWINEA

in consideration of the sum of Seven Thousand Five Hundred and No/100 (\$7,500.00)-DOLLARS, and assumption of the mortgage 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 JAMES H. LINCH, JR., His Heirs and Assigns, Forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northwest side of Browning Drive near the City of Greenville in Greenville County, South Carolina, being shown as Lot No. 29 on Plat of Boiling Springs Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book YY, Page 14 and 15, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Browning Drive at the joint front corner of Lots 28 and 29 and runs thence along the line of Lot 28, N. 11-30 E. 450.3 feet to a point in the center of Brushy Creek; thence along the center of Brushy Creek the traverse line being N. 65-54 W. 53.2 feet to a point in the center of said creek; thence S. 53-59 W. 525 feet to an iron pin; thence S. 52-10 W. 68.3 feet to an iron pin; thence with the line of Lot 30, S. 46-25 E. 272.1 feet to an iron pin on the Northwest side of Browning Drive; thence with the curve of Browning Drive (the chord being N. 49-03 E. 49.9 feet) to an iron pin; thence still with the curve of Browning Drive (the chord being N. 65-36 E. 99.2 feet) to an iron pin; thence still with the curve of Browning Drive (the chord being N. 88-42 E. 112 feet) to the beginning corner.

This is the same property conveyed to us by deed of Mary Ann Batson and William Marshall Batson dated February 20, 1967, recorded in the RMC Office in Deed Book 814, Page 202. The grantee assumes and agrees to pay that mortgage given by the grantors to C. Douglas Wilson & Co., on February 20, 1967 in the amount of \$22,600.00, recorded in Mortgage Book 1050, Page 395, on which there remaind unpaid a principal balance of \$21,896.58. This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any affecting the above property. Grantee to pay 1969 taxes.

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

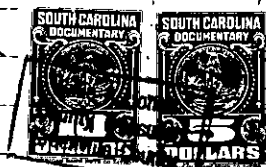
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

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 23 day of August in the year of our Lord One Thousand Nine Hundred and sixty nine

Signed, Sealed and Delivered in the Presence of

John M. Flynn
John M. Flynn



James C. Swinea (Seal)
Rebecca K. Swinea (Seal)

County Stamps Paid \$8.25 (Seal)
See Act No.380 Section 1

State of South Carolina,
Greenville County

Personally appeared before me H. C. Smith

and made oath that he saw the within named grantor(s) James C. Swinea and Rebecca K. Swinea sign, seal and as their act and deed deliver the within written deed, and that he, with John M. Flynn witnessed the execution thereof.

Sworn to before me this 23 day of August, A. D. 1969
John M. Flynn (Seal)
Notary Public for South Carolina
My Commission expires: Jan 1, 1970

H. C. Smith

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, John M. Flynn Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Rebecca K. Swinea wife of the within named James C. Swinea 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 James H. Linch, Jr. his 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 23 day of August, A. D. 1969
John M. Flynn (Seal)
Notary Public for South Carolina
My Commission expires: Jan 1, 1970

Rebecca K. Swinea

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 25th day of August 1969 at 3:02 P. M., No. #4689

195-5342-1-63