

KNOW ALL MEN BY THESE PRESENTS, that E. Cooper Gunby and Rachel E. Fleming, now Rachel F. Gunby,

in consideration of Seven Thousand One Hundred Forty-Nine and 95/100----- Dollars, (\$7,149.95) and assumption of Mortgage mentioned 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 James A. Sinclair, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, being known and designated as Lot 45 in the subdivision known as Forest Park, just north of the Town of Simpsonville, plat of said subdivision being recorded in Plat Book EE-65 in the RMC Office for Greenville County, and being more fully described as follows:

- 18 - 899 - 301 - 2 - 8

BEGINNING at an iron pin on the north side of Forest Park Drive at corner of Lots 44 and 45, and running thence along line of Lot 44, N. 41-30 W. 171.7 feet to an iron pin on Lot 35; thence along line of Lot 35, N. 55-00 E. 90 feet to an iron pin on Wilbon Circle; thence along Wilbon Circle, S. 41-30 E. 141.5 feet to pin; thence around intersection, S. 3-23 W. 28.2 feet to pin; thence S. 48-30 W. 69.4 feet to the beginning corner.

This being the same property conveyed to the Grantors herein by Deed of Stanley Masters and Susanna R. Masters, which Deed is of record in the RMC Office for Greenville County in Deed Book 1076-669, and was recorded on April 6, 1978.

This conveyance is made subject to any and all easements, rights-of-way and restrictions of record or may be seen by an inspection of the ground.

The Grantee's address is 146 Wilbon Circle, Simpsonville, S. C. 29681

*As a part of the consideration herein, the grantee assumes and agrees to pay the balance due on that certain mortgage instrument...*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
OCT 21 1979  
GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
08.25  
P.B. OCT-27-79

*...together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging to 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 3th day of October, 1979

SIGNED, sealed and delivered in the presence of:

*[Signature]* (SEAL)  
X Rachel E. Fleming (SEAL)  
Now Rachel F. Gunby (SEAL)  
Wilma A. Bennett (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)'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 8th day of October, 1979.

*[Signature]* (SEAL) *[Signature]*  
Notary Public for South Carolina  
My commission expires 10/17/84

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)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 3th day of October, 1979

*[Signature]* (SEAL) X Rachel E. Fleming  
*[Signature]* Rachel F. Gunby  
Notary Public for South Carolina  
My commission expires 10/17/84

RECORDED this 9th day of Oct., 1979, at 11:30  
at 3:21 P/M

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