LAW OFFICES OF JOHN W. HOWARD HI, AT FORNEY at LAW, 114 MANLY ST., GREENVILLE, S. C. STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SLEY

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, Simpsonwille, S. C | |
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| pertaining: to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s) being | or successors and |
| assigns forever. And the grantods) doles) hereby hind the grantods) and the grantor's's) beus or successors, executors as | od administrators |
| to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and a son whomsoever lawfully claiming or to claim the same or any purt thereof. | Sympt every ber- |
| WITNESS the grantor's(s') hand(s) and seal(s) this Bth day of October 1979 | |
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| SIGNED, stand fled felivered in the presence of: | (SEAL) |
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| CSTATE OF SOUTH CAROLINA } PROBATE | |
| COUNTY OF GREENVILLE | |
| Personally appeared the undersigned witness and made oath that (s) be saw the grantor(s) sign, seal and as the grantor(s') act and deed, deliver the within written deed and that (s) be, with the other w | he within named rittess subscribed |
| grantorly) sign, seal and as the grantor sign seed, deliver the within whiteh deed and that the same the | |
| above, witnessed the execution thereof. | 4 |
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| above, witnessed the execution thereof. SWORN to before the this 8th day of October 1979. | Bunell |
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