

1/2 Pete Bady Jr., Town Place Rd., Aute 2929, 3340 Beachwood Rd., N.E. (Ala. Co.)

GREENVILLE CO. S. C.

BOOK 1164 PAGE 263

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAR 13 12 32 PM '82

GREENVILLE S.C.

KNOW ALL MEN BY THESE PRESENTS, that James O. Flynn, Hattie F. Snipes, J. P. Flynn, Martha F. Freeman, Cosette F. Moon, and Madelyn C. Flynn

in consideration of One Hundred Seventy-Five Thousand Six Hundred Fifty and No/100---Dollars (\$175,650.00) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Leander, Inc. and Ganymede, Inc., their successors and assigns, forever:

ALL that certain piece, parcel or tract of land, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the Southern side of Jug Factory Road, containing 38.90 acres, more or less, and being shown and designated on plat entitled Survey for J. E. and Mae Flynn, Estate, prepared by Wolfe & Huskey, Inc., dated October 21, 1981, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-4, at Page 90, and having, according to said plat, the following metes and bounds:

10(315) 619.2-1-1 ALSO PT TO: 619.2-1-1 -> 10.64 AC OUT OF: 619.2-1-22

BEGINNING at a nail and cap in the center line of Jug Factory Road and running thence, N. 78-23 W. 85.5 feet to an iron pin; thence N. 69-08 W. 178 feet to an iron pin; thence S. 07-45 W. 1195.9 feet to an iron pin in the line of property now or formerly of Helen Lancaster; thence with the line of property now or formerly of Helen Lancaster, N. 18-00 W. 370.7 feet to an iron pin at the corner of property now or formerly of Pete Underwood; thence with the line of property now or formerly of Pete Underwood, the following courses and distances: N. 05-00 E. 580.2 feet to an iron pin; thence N. 30-06 W. 151.8 feet to an iron pin; thence N. 85-03 W. 2030 feet to a nail and cap in the center line of Flynn Road; thence with the center line of Flynn Road, the following courses and distances: N. 50-24 E. 212 feet; thence N. 58-17 E. 300 feet to a nail and cap; thence N. 65-24 E. 200 feet to a nail and cap; thence S. 60-12 E. 100 feet to a nail and cap; thence N. 42-28 E. 300 feet to a nail and cap; thence N. 33-27 E. 118 feet to a nail and cap; thence N. 12-23 E. 150 feet to a nail and cap; thence N. 08-27 W. 240 feet to a nail and cap; thence N. 10-48 E. 94.3 feet to a nail and cap in the center line of Babb Road; thence with the center line of Babb Road, S. 85-32 E. 198.9 feet to a nail and cap; thence S. 38-51 E. 307.8 feet to an iron pin; thence N. 64-32 E. 80 feet to a (See reverse side hereof)

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 assigns against the grantor(s) and the grantor(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 13th day of March, 19 82.

SIGNED, sealed and delivered in the presence of

Clara M. Willis
Alden J. Hein
[Signature]

JAMES O. FLYNN (SEAL)
Martha F. Freeman (SEAL)
Hattie F. Snipes (SEAL)
J.P. Flynn (SEAL)
Cosette F. Moon (SEAL)
Madelyn C. Flynn (SEAL)

COLORADO
STATE OF COLORADO
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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13th day of March, 19 82.

Alden J. Hein
7878 W. 80th PLACE
ARVADA, CO 80005 (SEAL)
Notary Public for COLORADO
My commission expires: 9/19/83

Clara M. Willis

COLORADO
STATE OF COLORADO
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)'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 13th day of March, 19 82.

Alden J. Hein
7878 W. 80th PLACE
ARVADA, CO 80005 (SEAL)
Notary Public for COLORADO
My commission expires: 9/19/83

Jeanne S. Flynn
Wife of James O. Flynn

RECORDED this day of 19 at M. No.

(CONTINUED ON NEXT PAGE)

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