

MAY 28 4 12 PM 1965

BOOK 774 PAGE 345

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers, Building, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Albert C. Sinclair

in consideration of One and No/100 ----- Dollars,
and assumption of mortgage as set out 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 Albert Sinclair, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, on the northern side of Maywood Drive, being known and designated as the eastern one-half of Lot 72 and the western 60 feet of Lot 73 of a subdivision known as Thornwood Acres, Section 2, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book MM at Page 105 and having, according to a revised plat prepared by Webb Surveying and Mapping Co., October 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Maywood Drive, which pin is 40 feet in the direction N. 75-08 E. from the joint front corner of Lots 71 and 72 and 290 feet in the same direction from an iron pin at the intersection of Maywood Drive and Thornwood Drive and running thence on a line through Lot 72, N. 14-52 W. 154.4 feet to an iron pin which is 324 feet in the direction N. 73-10 E. from an iron pin on the eastern side of Thornwood Drive; thence N. 73-10 E. 100.1 feet to an iron pin in the rear line of Lot 73; thence along a new line through Lot 73, S. 14-52 E. 157.9 feet to an iron pin on the northern side of Maywood Drive; thence along the northern side of Maywood Drive, S. 75-08 W. 100 feet to the beginning corner.

Being the same property conveyed to the Grantor by deed recorded in Deed Book 742 at Page 14.

The Grantee assumes and agrees to pay the balance due on a note and mortgage held by First Federal Savings & Loan Association.

This property was purchased originally for my son, the grantee, and he has made all the payments but was not 21 years of age at the time.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, 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 28th day of May 19 65.

SIGNED, sealed and delivered in the presence of:

[Signature] Albert C. Sinclair (SEAL)
[Signature] Nancy Mitchell (SEAL)

_____ (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of May 19 65.

[Signature] (SEAL) *[Signature]* Nancy Mitchell

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, 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 28th day of May 19 65.
[Signature] (SEAL) *[Signature]* Sarah M. Sinclair

RECORDED this 28th day of May 19 65, at 4:12 P. M., No. 33389

-276- FIG. 1-1-213.1