

NOV 26 12 54 PM 1965



BOOK 786 PAGE 545

for True Consideration See Affidavit

Book 27 Page 275

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURTS
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that JAMES T. FLYNN and J. D. SPENCE, JR.



in consideration of One Dollar (\$1.00) and other valuable considerations _____ Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto SUN OIL COMPANY, its successors and assigns forever:

ALL that tract of land in the County of Greenville, State of South Carolina, near Greenville, S. C., being shown on plat entitled "Sun Oil Company", made by R. B. Bruce, dated November 12, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book JJJ, page 95, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of U. S. Highway No. 25, known as Augusta Road, at the curved intersection of James Drive, and running thence along the new highway right-of-way line S 18-09 W, 326.00 feet to an iron pin; thence with the curved intersection of U. S. Highway No. 25 and Williams Drive, the chord of which is S 63-11 W, 17.67 feet to an iron pin on the northern side of Williams Drive; thence with said drive N 71-30 W, 125 feet to an iron pin; thence along the curved intersection of Williams Drive and a 20 foot service alley, the chord of which is N 26-49 W, 14.10 feet to an iron pin on the eastern side of said alley; thence with said alley N 18-25 E, 320.60 feet to an iron pin; thence with the curved intersection of said alley and James Drive, the chord of which is N 60-52 E, 15 feet to an iron pin on the southern side of James Drive; thence along James Drive S 75-24 E, 123.50 feet to an iron pin; thence with the curved intersection of James Drive and U. S. Highway No. 25, the chord of which is S 29-08 E, 16.98 feet to the point of beginning.

James T. Flynn was conveyed Lot 31 in Deed Book 512 at page 242; Lot 30 in Deed Book 566 at page 23 and Lot 32 in Deed Book 496 at page 258. J. D. Spence, Jr. was conveyed Lot 29 in Deed Book 573 at page 93 and Lot 28 in Deed Book 482 at page 515.



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 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 26th day of November, 1965

SIGNED, sealed and delivered in the presence of:

James T. Flynn (SEAL)
J. D. Spence, Jr. (SEAL)
Charles W. Spence (SEAL)
Ernest L. Silvers (SEAL)

STATE OF SOUTH CAROLINA }
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 26th day of November, 1965

Charles W. Spence (SEAL)
Ernest L. Silvers

STATE OF SOUTH CAROLINA }
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 26th day of November, 1965
Charles W. Spence (SEAL)
James T. Flynn
J. D. Spence

RECORDED this 26th day of November 1965 at 12:54 P. M., No. 15817

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366-3-17820