

Ashmore & Haas

SEP 17 12 50 PM '72

TITLE TO REAL ESTATE - ~~Howe, Bruce, Richard, and Robert~~ Attorneys at Law, Greenville, S. C.

VOL 955 PAGE 35

ELIZABETH RIDDLE
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that we, J. L. Banks and Mary Eskew Banks,

in consideration of Thirty-three Thousand and No/100-----(\$39,000.00)-----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 Robert L. Flanagan, Jr., and Diane P. Flanagan, their heirs and assigns, forever;

All that piece, parcel and lot of land in Grove Township, Greenville County, State of South Carolina, and about one mile east of the town of Piedmont, known as the C. D. Eskew home place, and prior to that, the W. J. Payne and Emily L. Payne home place, and having, according to a survey made by J. A. Pickens, August 19, 1947, the following metes and bounds, to-wit:

BEGINNING at the corner of the southwest side of this tract, at an iron pin on the Piedmont-Grove Creek Road and common corners of this tract and the Henry L. Gantt tract, and running thence N 12-15 E, 401.2 feet to an iron pin; thence N 77-15 W, 83.1 feet to an iron pin; thence S 12-15 W, 205.2 feet to an iron pin in the line of property of Gantt; thence N 77-30 W, 264 feet to an iron pin; thence N 12-0 E, 204.6 feet to an iron pin; thence N 77-15 W, 172 feet to an iron pin; thence N 4-45 E, 1016.8 feet to an iron pin; thence N 87-30 E, the common course of this tract, land of R. L. Simpson and land of R. B. Gresham, 1664 feet to an iron pin; thence with the Gresham line, S 17-45 E, 669.9 feet to an iron pin; thence S 59-0 W, 321.5 ft.; thence S 26-45 W, along the line of Nesbitt property, 970.8 ft. to a point; thence S 9-00 E, 367.6 ft. to the approximate center of Bessie Road; thence along the approximate center of said road, S 89 W, 159.7 ft.; thence N 80-30 W, 260.7 ft.; thence N 5-0 E, 262.6 ft.; thence N 76-15 W, 44.9 ft.; thence S 35 W, 254.7 ft. to the approximate center of said road; thence N 62-15 W, 188.1 ft. to the point of beginning.

The above-described property is shown and designated as Tracts 43 and 45, Block 1, Sheet 610.1, on the Tax Maps for Greenville County, South Carolina.

This conveyance is made subject to any easements, restrictions or rights-of-way which may be of record in the R.M.C. Office for Greenville County, South Carolina.

Grantees to pay 1971 taxes.

This is a corrective deed correcting deed recorded in Deed Book 931, at Page 533, wherein the fifth course and distance is stated to be N 12-0 E, 204.6 ft., whereas the true course and distance is N 12-0 E, 304.6 ft. The property conveyed is described as Tracts 43 and 45, Block 1, Sheet 610.1 on the Tax Maps for Greenville County, S.C. Said map shows the distance as 204.60 ft. whereas the distance is in fact 304.60 ft., the tax map being in error as to distance.

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 11th day of September 1972

SIGNED, sealed and delivered in the presence of
J. L. Banks (SEAL)
Mary Eskew Banks (SEAL)
S. Maurice Ashmore (SEAL)
Beth I. Hatcher (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 11th day of September 1972

S. Maurice Ashmore (SEAL)
Beth I. Hatcher

Notary Public for South Carolina
My commission expires: 4/7/79

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 11th day of September 1972
S. Maurice Ashmore (SEAL)
Mary Eskew Banks

Notary Public for South Carolina
My commission expires: 4/7/79

RECORDED this 12th day of September 1972 at 12:50 P.M., No. 7657

43+45 (Notes)
610.1-1-43+45
-85-