

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

FILED
 GREENVILLE CO. S. C.

SEP 16 11 17 AM '74

DONNE S. TANNERLEY
 R.M.C.

VOL 1006 PAGE 738

KNOW ALL MEN BY THESE PRESENTS, that I, W. Lee Sinclair,

in consideration of One Hundred Fifty-Eight and 09/100-----(\$ 158.09)----- 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 T. L. Franks and Sharon A. Franks, their heirs and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a triangular portion of Lot No. 17, on plat entitled "Final Plat Revised, Map No. 2, Foxcroft, Section 2", as recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 4 N at pages 36 and 37, and having, according to a more recent survey prepared for the grantees by Dalton & Neves, Engineers, dated August 1973, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 17 and 18, being located on the southern side of Queen Ann Road and running thence with the joint line of Lots 17 and 18, S. 20-35 E. 35.5 feet to an iron pin; thence with a new line through part of Lot No. 17, N. 15-50 W. 36 feet to an iron pin on the southern side of Queen Ann Road; thence with the southern side of Queen Ann Road, S. 62-45 W. 3 feet to the beginning corner. Said property is a small portion of the same conveyed to the grantor by John M. Flynn by deed dated August 3, 1973 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 981, at Page 99. This deed is made because a small part of the driveway located on Lot No. 18 was constructed on part of Lot 17 and with the execution of this deed, all of said driveway is now on property owned by the grantees.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, liens or easements that may appear of record, on the recorded plat (s), or on the premises.

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 13th day of September 19 74

SIGNED, sealed and delivered in the presence of:

W. Lee Sinclair (SEAL)
 W. Lee Sinclair

Bill M. Bozeman (SEAL)

Mary S. Martin (SEAL)



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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 September 19 74

Bill M. Bozeman (SEAL)

Mary S. Martin

Notary Public for South Carolina.

My Commission Expires: 8-14-79

STATE OF SOUTH CAROLINA }
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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 September 19 74

Bill M. Bozeman (SEAL)

Notary Public for South Carolina.

My Commission Expires: 8-14-79

RECORDED this 19 day of 11:17 A. M. No. 7263

RECORDED SEP 16 '74 7263

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