

FILED
GREENVILLE S.C.

140 729

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 14 11 02 AM '81
DUNN S. TANNERSLEY
R.M.C.

GRANTEE'S ADDRESS:

KNOW ALL MEN BY THESE PRESENTS, that ROY A. FLEMING

in consideration of ONE DOLLAR LOVE AND AFFECTION-----(\$1.00)-----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 unto myself, Roy A. Fleming, and also unto my wife,
the said grantee, Lucy Hart Fleming, for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, together with every contingent remainder and right of reversion, the following described land:

ALL that certain piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, being a portion of the estate of T. R. Cox deceased in Austin Township and on the Simpsonville-Woodruff Road and having the following metes and bounds, to-wit: (16) - 140 - 550.3 - 1 - 17

BEGINNING at a stone on the Simpsonville-Woodruff Road at corner of lands of Leonard Greene and runs thence along said Road N. 55-45 E., 690 feet to bend; thence continuing along said Road N. 54-10 E., 858 feet to corner on lands of J. Sam Marchbanks; thence N. 27-45 W., 2080 feet as a dividing line between this and the Marchbanks land to a stone near lands of J. O. Waddell; thence along Waddell's line S. 45 W., 300 feet to corner; thence N. 36 W., 525 feet to corner on or near branch; thence S. 25 W., 1333 feet to an iron pin on or near branch; thence S. 26-15 E., 762 feet to corner in spring; thence S. 21 E., 1180 feet to the beginning and containing 73.18 acres, more or less.

This is the identical property as conveyed to the grantor by deed of J. K. Keller as recorded in the RMC Office for Greenville County in Deed Book 292, Page 355 recorded 6/5/46.

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

The purpose of this conveyance is to establish a joint tenancy with right of survivorship.

We have not examined the
Courtthouse records nor is
his title certified.
Younts, Gross, Gault & Smith

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 grantee(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 whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 14 day of January, 1981

SIGNED, sealed and delivered in the presence of

[Handwritten signatures]

Roy A. Fleming (SEAL)
ROY A. FLEMING (SEAL)

(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named grantor(s) sign, seal and as the grantor(s) act and deed, deliver the within written deed and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 14 day of January, 1981

[Handwritten signature] (SEAL)
Notary Public for South Carolina

[Handwritten signature]

My commission expires _____

STATE OF SOUTH CAROLINA
COUNTY OF _____

(NO) RENUNCIATION OF DOWER (GRANTEE WIFE OF GRANTOR)

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned a few years of the above named grantor(s), respectively, did this day appear before me, and each upon being privately and separately examined by me, did believe that she/he is free, voluntary, and without any compulsion, fraud or fear of any person, abjures every former wife and forever relinquish unto the grantor(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 and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____

day of _____ 19 _____

Notary Public for South Carolina

My commission expires _____

RECORDED BY _____

11:02 AM

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