

TITLE TO REAL ESTATE - Offices of HILL, WYATT & BANNISTER, Attorneys at Law, 100 Williams St. Greenville, S.C.

STATE OF SOUTH CAROLINA } S.C.
COUNTY OF GREENVILLE } 1000 E. Washington St.
Greenville, S.C. 29601

1162 186

KNOW ALL MEN BY THESE PRESENTS, that ROBERT L. FLANAGAN, JR. AND DIANE P. FLANAGAN

in consideration of THIRTY-ONE THOUSAND SIX HUNDRED SIXTY AND 04/100 (\$31,660.04) Dollars,
AND ASSUMPTION OF MORTGAGE INDEBTEDNESSES SET OUT HEREINBELOW
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto R. DANA SULLIVAN, his heirs and assigns forever:

ALL that piece, parcel or tract of land situate, lying and being in the County of Greenville,
State of South Carolina on the northern side of Bessie Road and known and designated as a
52.2 acre tract, more or less, as shown on a plat entitled "Property of Robert L. Flanagan,
Jr. and Diane P. Flanagan" prepared by Freeland & Associates dated February 24, 1977 and
according to said plat has the following metes and bounds, to-wit:

20(91) 610.1-1-43.3 OUT OF 610.1-1-43 -> 52.0Ac

BEGINNING at a point in or near Bessie Road at the joint front corner of property now or
formerly of Jones and running thence with said road N. 68-09 W., 506.2 feet to a point; thence
N. 79-02 W., 302.3 feet; thence leaving said road and running thence N. 12-15 E., 174.2 feet;
thence N. 77-02 W., 90.1 feet; thence S. 12-15 W., 195.9 feet to a point in or near Bessie
Road; thence with said road N. 86-15 E., 29.5 feet and S. 74-54 E., 235.7 feet; thence N. 22-
41 E., 204.6 feet; thence N. 13-29 E., 100 feet; thence N. 79-56 W., 172.0 feet; thence N.
4-37 E., 1,144.2 feet to a point on the southern edge of the right of way of Southern Railway
Spur Truck; thence N. 88-34 E., 913.8 feet to a point; thence S. 79-05 E., 492.8 feet; thence
S. 29-08 E., 649.8 feet; thence S. 59-49 W., 239.6 feet; thence S. 26-59 W., 969.8 feet;
thence S. 9-00 E., 145.0 feet to the point of beginning, plat of the within described property
recorded in Plat Book 6-C, at page 9. The within described tract is bounded on the south
by Bessie Road; on the west by property now or formerly of Simpson; on the north by Southern
Railway right of way and property now or formerly of Robert L. Flanagan, Jr. and on the east
by property now or formerly of Jones. Pt. to = 610.1-1-43.3 -> 0.2Ac

As a part of the consideration for the within conveyance the above named grantee agrees to
pay and assume that mortgage indebtedness given to The Federal Land Bank of Columbia by
Robert L. Flanagan, Jr. and Diane P. Flanagan in the original amount of \$33,000.00, which
mortgage was recorded in the RMC Office for Greenville County in Mortgage Book 1395, page 818,
on April 27, 1977 and having a present balance of \$31,339.96.

As a part of the consideration for the within conveyance the above named grantee agrees to
pay and assume that mortgage indebtedness given to Opportunity Investment Corp. by Robert L.
Flanagan, Jr. and Diane P. Flanagan in the original amount of \$40,000.00, which mortgage was
recorded in the RMC Office for Greenville County in Mortgage Book 1529, page 164 on January 2,
1981 and having a present balance of \$40,000.00. (DESCRIPTION CONTINUED ON REVERSE)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 5 day of February, 19 82

SIGNED, sealed and delivered in the presence of:

Robert L. Flanagan, Jr. (SEAL)
Diane P. Flanagan (SEAL)
Diane P. Flanagan (SEAL)
Diane P. Flanagan (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 5 day of February 1982

Notary Public for South Carolina.

My commission expires 3/28/89

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-
tate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 5 day of February 1982

Notary Public for South Carolina.

My commission expires 3/28/89

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RECORDED this day of 19 at M., No.

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