

TITLE TO REAL ESTATE—Offices of MANN, ARNOLD & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, FEB 10 11 15 AM 1951

GREENVILLE COUNTY

Know All Men by These Presents:

That I, L. S. Flanagan in consideration of the sum of One & No/100 (\$1.00) - - - - - in the State aforesaid, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J. A. Jones, his heirs and assigns, forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina being known and designated as the Southeast part of Lot No. 30 of Section "B", as shown on plat of property of H. H. and Alice M. Willis by W. J. Riddle, Surveyor November, 1939 and recorded in Plat Book J, Page 150 and 151, and having the following metes and bounds, to-wit:

BEGINNING at a point on joint line of lots 29 and 30 of Section "B", said point being 160 feet S. 75 E. from the joint front corner of said lots on Willis Avenue; thence S. 75 E. 150 feet to stake at joint corner lots 29-30-17 and 18; thence along line of Lot 17, N. 36-15 E. 100 feet to stake, joint rear corner Lots 17 and 16; thence in a Western direction 190 feet to a point; thence in a Southern direction 100 feet to the beginning.

ALSO the right of ingress and egress over and along a strip 10 feet wide the center of which begins at a point on the Eastern side of Willis Avenue 77 feet N. 19-32 E. from the joint front corner of Lots 29 and 30 of Section "B" as shown on the above mentioned plat and running thence in an Eastern direction to the Northwestern corner of the lot of land described above; thence along the Northern line of the lot described above 190 feet to a stake joint rear corner of Lots 16 and 17. It is understood and agreed that this right of way is to be used by the grantor and grantee and any other party who may hereafter own a part of said Lot #30 of Section "B".

The above described property is the same conveyed to me by J. A. Jones by deed dated November 5, 1947, and recorded in the "M. C. Office for Greenville County, S. C. in Deed Book 327, Page 59.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 10 day of February in the year of our Lord One Thousand Nine Hundred and Fifty-one

Signed, Sealed and Delivered in the Presence of [Signatures of W. Harold Arnold and Cecile S. Banister] [Signature of L. S. Flanagan] (Seal)

State of South Carolina, Greenville County } Personally appeared before me Cecile S. Banister

and made oath that she saw the within named grantor(s) L. S. Flanagan sign, seal and as his act and deed deliver the within written deed, and that she, with W. Harold Arnold witnessed the execution thereof.

Sworn to before me this 10th day of February, A. D. 1951 [Signature of W. Harold Arnold] (Seal) Notary Public for South Carolina [Signature of Cecile S. Banister]

State of South Carolina, Greenville County } RENUNCIATION OF DOWER I, F. Scott Davenport Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Eloise Flanagan wife of the within named L. S. Flanagan did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto J. A. Jones, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 10th day of February, A. D. 1951 [Signature of F. Scott Davenport] (Seal) Notary Public for South Carolina [Signature of Eloise Flanagan]

Cancelled documentary stamps attached: S. C. \$ - - - - -; U. S. \$ - - - - - Recorded this 10th day of February 1951 at 11:16 A. M., No. 3340

129-2-31A