

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That We, ESTON L. RODGERS and JOHN M. FLYNN in the State aforesaid, in consideration of the sum of Seven Hundred Fifty and no/100 DOLLARS, and assumption of mortgage referred to below 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 JERALD R. PIRKEY, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Southeast side of Edwards Road, near the City of Greenville, in Greenville County, S.C., being shown as Lot No.1 on plat of property of Clyde Dill, made by H. S. Brockman, Surveyor, November 4, 1952, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book CC, Page 168, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Edwards Road at joint front corner of Lots No.1 and 2, and runs thence along the Southeast side of Edwards Road, S. 26-07 W., 100 feet to an iron pin; thence along line of property now or formerly of I.D. Bishop, S. 66-30 E., 333.3 feet to an iron pin; thence N. 4-43 W., 109 feet to an iron pin; thence with the rear line of Lot No.3, N. 64-25 W., 83.6 feet to an iron pin; thence with the line of Lot No.2, N. 67-03 W., 192.7 feet to an iron pin on the Southeast side of Edwards Road, the beginning corner.

GRANTEE assumes and agrees to pay the balance due on that mortgage given by Philip W. Gilroy to First Federal Savings & Loan Association of Greenville, S.C. in the original amount of \$11,500.00, dated March 30, 1955, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 632, Page 474.

THIS is the same property conveyed to the grantors by deed of Philip W. Gilroy dated June 20, 1960, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 653, Page 528.

This deed is being issued in lieu of deed dated September 1, 1960 by Eston L. Rodgers and John M. Flynn to Jerald R. Pirkey which deed has been lost.

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.

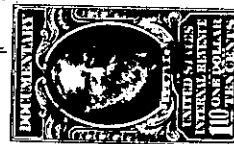
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 30th day of March in the year of our Lord One Thousand Nine Hundred and sixty-one,

Signed, Sealed and Delivered in the Presence of

Margaret C. Byram
Patrick C. Fant

Eston L. Rodgers (Seal)
John M. Flynn (Seal)
(Seal)
(Seal)
(Seal)



State of South Carolina, Greenville County

Personally appeared before me Margaret C. Byram

and made oath that she saw the within named grantor(s) Eston L. Rodgers and John M. Flynn deliver the within written deed, and that she, with Patrick C. Fant sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 30th day of March, A. D. 1961
Patrick C. Fant (Seal)
Notary Public for South Carolina

Margaret C. Byram

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Juanita F. Rodgers and Madelyn C. Flynn wife of the within named Eston L. Rodgers and John M. Flynn did/each appear before me, and upon being privately and separately examined by me, did/each 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 Jerald R. Pirkey, 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 30th day of March, A. D. 1961
Patrick C. Fant (Seal)
Notary Public for South Carolina

Juanita F. Rodgers
Madelyn C. Flynn

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 3rd day of May 1961 at 4:28 P. M., No. 27124.

P16.2-1-10