

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE
Know All Men by These Presents:

That Robert L. Flanagan, Jr. and Diane P. Flanagan hereafter referred to as Grantor in consideration of the sum of Ten Thousand Two Hundred Ninety-Six and No/100 (\$10,296.00) DOLLARS, paid to Grantor by Intex Products, Inc. hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns;

ALL that certain piece, parcel or tract of land in Grove Township, Greenville County, State of South Carolina, consisting of approximately 3.12 acres, as shown on a survey prepared by Piedmont Engineers and Architects dated April 25, 1975 entitled "Survey for Robert L. Flanagan, Jr. and Diane P. Flanagan, recorded in the Office of the R.M.C. for Greenville County in Plat Book 5 M at Page 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located south of the 68-foot Duke Power right-of-way which traverses subject property, being a joint corner of subject property and property formerly owned by H. Z. Jones, now owned by Grantee; thence S. 17-00 E. 669.9 feet to a point on the line of said property formerly owned by H. Z. Jones; thence S. 59-49 W. 82.87 feet to a point; thence N. 29-08 W. 649.82 feet to an iron pin; thence N. 79-05 W. 492.81 feet to a point located in the center of the right-of-way of the Southern Railway Spur Track; thence N. 88-13 E. 675.84 feet to an iron pin, the point of beginning.

This property is conveyed subject to any and all rights-of-way, easements, restrictions, and other encumbrances of record, including the Duke Power Company right-of-way and the Southern Railway Spur Track right-of-way, both of which traverse a portion of the northern part of the property.

The above-described property is ~~the same~~ a portion of the property conveyed to the Grantors by deed recorded in Deed Book 955 at Page 35.



LCO 210
1155

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 and Grantee's Heirs Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 14th day of May, 1975.

Signed, Sealed and Delivered in the Presence of
James C. Blahly, Jr. (Seal)
Robert L. Flanagan, Jr. (Seal)
Diane P. Flanagan (Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this
14th day of May, 1975
James C. Blahly, Jr. (Seal)
Notary Public for South Carolina
My Commission expires Nov. 9, 1981

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Diane P. Flanagan wife of the within named Grantor 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 Grantor and Grantee's Heirs Successors 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 above described.

GIVEN under my hand and seal this
14th day of May, 1975
James C. Blahly, Jr. (Seal)
Notary Public for South Carolina
My Commission expires Nov. 9, 1981
Recorded this _____ day of MAY 20 1975 at 2:06 P. M., No. _____

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