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HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that BERNHARD LUDVIGSEN

in consideration of THIRTY TWO THOUSAND and no/100 (\$32,000.00)----- Dollars

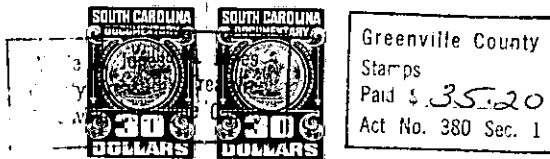
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JOHN C. FOWLER and SUZANNE H. FOWLER, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the Northern side of Lanneau Drive, being shown and designated as Lot No. 31 on a plat of the property of the Estate of John T. Jenkinson, made by Dalton & Neves, Engineers, dated July 1932, and recorded in the RMC Office for Greenville County, S. C. in Plat Book H, Page 208, and having according to said plat, the following metes and bounds to wit:

BEGINNING at a stake on the Northern side of Lanneau Drive, approximately 370 feet East from McDaniel Avenue at the joint front corners of Lots No. 31 and 32 and running thence along the Northern side of Lanneau Drive, S. 68-16 E., 65 feet to a stake at the corner of Lot No. 30; thence along the common line of Lots Nos. 30 and 31, N. 21-44 E., 186.3 feet to a point; thence N. 79-09 W., 65.25 feet to a stake at the joint rear corners of Lots Nos. 31 and 32; thence with the common line of said lots, S. 21-44 W., 180.8 feet to an iron pin, the beginning corner.

The above property is the same property conveyed to Bernhard Ludvigsen by deed of Lillian D. Frasher recorded in the RMC Office for Greenville County, S. C. in Deed Book 801, Page 304, and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

Grantees agree to pay City of Greenville and Greenville County Property Taxes for the tax year 1971 and subsequent years.



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 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 assigns against the grantor(s) and the grantor's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 26th day of July 19 71.

SIGNED, sealed and delivered in the presence of

*Bernhard Ludvigsen* (SEAL)  
*Barbara B. Dice* (SEAL)  
*John M. A. A. A.* (SEAL)  
Four \$1 South Carolina Documentary stamps (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 26th day of July 19 71.

*John M. A. A. A.* (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 9/15/79

*Barbara B. Dice* (SEAL)

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 whomsoever, renounce, release and forever relinquish unto the grantee(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, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

26th day of July 19 71.

*John M. A. A. A.* (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 9/15/79

*Bernhard Ludvigsen* (SEAL)

RECORDED this 27 day of July 19 71 at 10:21 A. M. No. 2673

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