

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

FEB 2 10 32 AM '76

DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that

We, Charles K. Benson, Jr. and Ann D. Benson

in consideration of THIRTY EIGHT THOUSAND, FIVE HUNDRED & NO/100 (\$38,500.00)---- 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

JAMES L. GARDNER and ROSIA S. GARDNER, their heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, on the northern side of Shadecrest Drive, being shown and designated as the greater portion of Lot No. 46 on a plat of HILLSBOROUGH, Section 2, made by Jones Engineering Service, dated November 1970 and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 4-F, page 51, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Shadecrest Drive at the joint front corner of Lots Nos. 45 and 46, and running thence with said Drive N. 72-44 E., 141 feet to an iron pin; thence N. 32-36 W., 145 feet to an iron pin; thence S. 73-19 W., 97.4 feet to a point in the rear lot line of Lot No. 46 (said point being N. 73-19 E., 9 feet from the joint rear corner of Lots Nos. 45 and 46); thence along a new line through Lot No. 46, S. 13-35 E., 140.2 feet to an iron pin on the northern side of Shadecrest Drive at the joint front corner of Lots Nos. 45 and 46 to the point of BEGINNING.

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The above property is the same conveyed to the grantors herein by deed of Rackley-Hawkins, Ltd., recorded in the R. M. C. Office for said County and State in Deed Book 926, page 412, and is hereby conveyed subject to rights of way, easements, conditions, roadways and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property. This property is subject to a portion of a right of way 100 feet in width for telephone and telegraph purposes as shown on the abovementioned plat. Said right of way affecting the northeasternmost portion of the above described property.

The grantees herein agree and assume to pay County of Greenville and Town of Mauldin property taxes for the tax year 1976 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 January, 1976

Signed, sealed and delivered in the presence of:
[Signature]



[Signature]
Charles K. Benson, Jr.
[Signature]
Ann D. Benson



NEW YORK
STATE OF NEW YORK
COUNTY OF SCHOENECTADY

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 January, 1976

[Signature]
PATRICIA T. MATOSKE

Notary Public for New York
My commission expires:

(SEAL) PATRICIA T. MATOSKE
Notary Public in the State of New York
Residing in Schoenectady County
My Commission Expires March 30, 1977

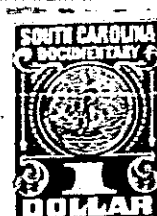


NEW YORK
STATE OF NEW YORK
COUNTY OF SCHOENECTADY

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 January, 1976.

[Signature]
PATRICIA T. MATOSKE (SEAL)
Notary Public for New York
My commission expires:



RECORDED this 2nd day of February, 1976
RECORDED FEB 2 '76
at 10:32 A.M.

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