

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

146

1050 500

KNOW ALL MEN BY THESE PRESENTS, that I, Conrad L. Koerner,

in consideration of Four Thousand Five Hundred and no/100 (\$4,500.00)----- 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 E. C. Howard and Velma Howard, their heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being located in O'Neal Township, and being known and designated as Lot 3 on a plat prepared for Joe K. Smith by G.A. Wolfe, R.L.S. on September 7, 1963 and duly recorded in Plat Book GGG at page 255 in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds to-wit:

BEGINNING at a point in the center of Mt. Lebanon Road, the joint front corner of Lots 2 & 3 and running thence, S. 82-00 E. 375.5 feet to a point; thence, S. 6-24 W. 402.7 feet to an iron pin; thence, N. 82-35 W. 241.2 feet to an old iron pin; thence, N. 5-52 E. 61.4 feet to an old iron pin; thence N. 15-53 E. 227.8 feet to an old iron pin; thence S. 85-20 E. 195.2 feet to a point in the center of Mt. Lebanon Road; thence down the center of Mt. Lebanon Road, N. 16-50 E. 131.2 feet to the beginning corner.

THIS conveyance is made subject to the right-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 and the rights of the general public and the road right-of-way of Mt. Lebanon Road.

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THIS is the identical property conveyed to Conrad L. Koerner by deeds of Eleanor O. Gibson dated April 2, 1976 and duly recorded in Deed Book 1034 at page 211 on April 5, 1976, on July 26, 1976 being duly recorded in Deed Book 1040 at page 709 on August 4, 1976 and Deed of Eleanor O. Gibson being recorded on Feb. 3, 1977.

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 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 29th day of January, 1977.

SIGNED, sealed and delivered in the presence of

Conrad Koerner (SEAL)

John M. Cooke
John M. Cooke

GREENVILLE COUNTY DEED BOOK JANUARY 1977
\$04.95

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Personally appeared the undersigned witness and made oath that as 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 as he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 29th day of January, 1977.

John M. Cooke (SEAL) *John M. Cooke*

My commission expires 1-12-81

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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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 29th day of January, 1977.

Virginia Koerner (SEAL)

My commission expires

RECORDED this 3 day of Jan 3, 1977 at 1:40 P. M.

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