

FILED  
GREENVILLE CO. S. C.  
JUN 2 3 41 PM '77  
DANNIE S. TANKERSLEY  
R.M.C.

VOL 1057 PAGE 904

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, James L. Wagner

in consideration of One and no/100 (\$1.00)----- Dollars,  
and love and affection  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and  
release unto Patricia S. Wagner, her heirs and assigns, forever, a one-half (1/2) interest of  
in and to the following described property:

All that certain piece, parcel or lot of land situate, lying and being in the State  
of South Carolina, County of Greenville, being on the northeastern side of Nova Street  
near the City of Greenville, and known and designated as Lot 20 of Subdivision of  
Avondale Forest, Section #2, on plat recorded in the RMC Office for Greenville County  
in Plat Book BBB, at page 37, and having the following metes and bounds, to wit:

BEGINNING at a point on the northeastern side of Nova Street at the joint front  
corner of Lots 19 and 20 and running thence with the line of said lots, N. 48-44 E.  
190 feet to a point at the joint rear corner of said Lots, thence S. 41-16 E. 90 feet  
to a point at the joint rear corner of Lots 20 and 21, thence with the joint line of  
said lots S. 48-44 W. 190 feet to a point on the northeast side of Nova Street, the  
joint front corner of Lots 20 and 21, thence with the northeastern side of Nova Street,  
N. 41-16 W. 90 feet to the point of beginning.

-276-T 34.1-4-5

This is the identical property conveyed to the Grantor herein by deed of David G. Maddox  
and Carol H. Maddox, of even date, to be recorded herewith.

This property is conveyed subject to easements, conditions, covenants, restrictions  
and rights of way which are a matter of record and actually existing on the ground  
affecting the subject property.

0276-1-28  
276-4-5

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, successors  
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-  
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns  
against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 2nd day of June 19 77  
SIGNED, sealed and delivered in the presence of:

*[Signatures]*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Signature: James L. Wagner]* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (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 deed and that (s)he, with other witness subscribed above  
witnessed the execution thereof.

SWORN to before me this 2nd day of June, 1977

*[Signature]* (SEAL)  
Notary Public for South Carolina  
My commission expires: 6/13/79

*[Signature: Carol H. Maddox]*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER  
NOT NECESSARY - GRANTEE WIFE OF GRANTOR

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 whom-  
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, 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  
day of 19

\_\_\_\_\_  
Notary Public for South Carolina. (SEAL)  
My commission expires: \_\_\_\_\_

RECORDED this 2nd day of June 19 77, at 3:41 P/ M., No. 33308

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