

Grantee's Address: 213 Nottingham Rd.
TITLE TO REAL ESTATE Greenville, S. C.

EDWARDS, WOOD, DUGGAN AND REESE
Attorneys-at-Law
P. O. Box 126
Greer, SC 29651

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Vol 1071 Page 351

KNOWN ALL MEN BY THESE PRESENTS, that I, R. C. Ayers

in consideration of ----Twenty-nine Thousand and no/100ths (\$29,000.00)-----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

David W. Garner, Sr. and Patricia E. Garner, 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, being known and designated as Lot No. 212 on Plat of Sherwood Forest, recorded in Plat Book GG, Pages 70 and 71, and having according to a more recent survey made December, 1955, by R. W. Dalton, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Nottingham Road at the joint front corner of Lots Nos. 211 and 212; running thence with the line of said lots S. 20-17 E. 160 feet to an iron pin; thence running S. 69-43 W. 75 feet to an iron pin in the line of Lot No. 214; thence, running with the rear line of Lots Nos. 215 and 214 N. 20-17 W. 160 feet to an iron pin on the southeastern side of Nottingham Road; running thence, with the southeastern side of Nottingham Road, N. 69-43 E. 75 feet to the point of beginning.

This is the identical property conveyed to the Grantor herein by deed of John S. Henderson as recorded December 22, 1977 in Deed Book 1070 at Page 672 in the R.M.C. Office for Greenville County, South Carolina.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights of way of record, if any, affecting the above described property.

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 administrators 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 5th day of January 19 78

SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (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 5th day of January 19 78

[Signature] (SEAL)
[Signature] (SEAL)
Notary Public for South Carolina 11/23/80
My commission expires: _____

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, 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 5th day of January 19 78
[Signature] (SEAL)
Notary Public for South Carolina 11/23/80
My commission expires: _____

RECORDED this _____ day of JAN 5 1978 at 3:12 P.M., No. _____

267-1-34

4328 RV-2