

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

VOL 1164 PAGE 119

JUN 5 4 04 PM '79

KNOW ALL MEN BY THESE PRESENTS, that The Estates of Don M. Franklin and Edith B. Franklin

in consideration of SIXTY FOUR THOUSAND, FIVE HUNDRED & No/100(\$64,500.00)---- 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 WILLIAM WRIGHT GAFFNEY, JR. and RANETTE M. GAFFNEY, their heirs and assigns forever:

ALL that piece, parcel or lot of land, situate on the western side of Windfield Road, Greenville County, State of South Carolina, being shown as Lot 10 on a plat of GOWER ESTATES, Section A, made by Dalton & Neves, January, 1960, recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 146 and 147, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Windfield Road, at the joint front corner of Lots 7 and 10, and running thence with the line of Lot 7, S. 74-10 W. 165 feet to an iron pin; thence S. 8-06 E. 95.5 feet to an iron pin; thence with the line of Lot 11, N. 74-18 E. 178 feet to an iron pin on the western side of Windfield Road; thence along said Road, N. 15-50 W. 95 feet to the beginning corner.

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This is the same property conveyed to Don M. Franklin by deed of Rowland Branham, dated September 14, 1961, and recorded September 15, 1961, in Greenville County Deed Book 682 at Page 94. Don M. Franklin thereafter departed this life on December 11, 1978, reference being made to Greenville County Probate file designated Apartment 1542, File 18. Thereafter, his wife, Edith B. Franklin departed this life on December 23, 1978, reference being made to Greenville County Probate file designated Apartment 1542, File 17. Under the terms of their respective wills, Mrs. Robert M. Franklin was named Executrix, and the sole beneficiary of both said estates was Judith Ann Harrell.

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

The Grantees' mailing address is: 126 Windfield Drive, Greenville, S.C. 29607

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 28 day of May, 1979

SIGNED, sealed and delivered in the presence of:

W. Conrad Drake
Ruth Drake

Mrs. Robert J. Franklin (SEAL)
Mrs. Robert J. Franklin, Executrix
of Estates of Don M. Franklin and
Edith B. Franklin (SEAL)
Judith Ann Harrell (SEAL)
Judith Ann Harrell, sole beneficiary (SEAL)

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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)' 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 28th day of May, 1979

W. Conrad Drake (SEAL)
Notary Public for South Carolina.

My commission expires 9/29/81

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER NONE NECESSARY

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)' 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

day of 19

W. Conrad Drake (SEAL)
Notary Public for South Carolina.

My commission expires

RECORDED this JUN 5 1979 19 at M., No. 7035

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