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FILE TO RE...
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NTE:JBA
210 Wellington Ave
Hill &

BOOK 1123 PAGE 124

WHEREAS, Marian V. Knudsen died intestate on April 11, 1978, leaving as her sole heirs and distributees Owen E. Knudsen and Muriel Ann Ruber; and WHEREAS, Muriel Ann Ruber is desirous of conveying all of her undivided interest to her father, Owen E. Knudsen, so that he might own the entire fee.

I, Muriel Ann Ruber,

in consideration of One (\$1.00) Dollar, love and affection for my father, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Owen E. Knudsen, his heirs and assigns forever:

ALL MY UNDIVIDED RIGHT, TITLE AND INTEREST IN AND TO ALL that lot of land lying on the Eastern corner of the intersection of Wellington Avenue with Ashford Avenue in the City of Greenville, shown as Lot 86 on a plat of Vista Hills recorded in Plat Book P, at Page 149, and being more particularly shown on the plat of property of Wayne W. Andrews prepared by Dalton & Neves and according to said plat, being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of Wellington Avenue, at the corner of Lot 22, and running thence with the line of said lot, N. 22-46 E. 158.6 feet to an iron pin at the rear corner of Lot 87; thence with the line of said lot, N. 70-45 W. 171.3 feet to an iron pin on the southeast side of Ashford Avenue; thence with the southeast side of said Avenue, S. 19-32 W. 50 feet to an iron pin at the intersection of said Avenue with Wellington Avenue; thence with the eastern side of Wellington Avenue, S. 37-01 E. 194.5 feet to the beginning corner.

This deed is made subject to any restrictions, easements and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises. - 12 - 519 - 189.1 - 5-1

This is the same property conveyed to Owen E. Knudsen and Marian V. Knudsen by deed of The Independent Life & Accident Ins. Co., dated September 27, 1961, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 683, at Page 229; and is the same property subsequently inherited by Owen E. Knudsen and Muriel Ann Ruber which will more fully appear by reference to the records of the Probate Court for Greenville County as found in Apartment 1583, at File 16.

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 31st day of March 1980.

SIGNED, sealed and delivered in the presence of: Muriel Ann Ruber (SEAL) MURIEL ANN RUBER (SEAL) Marjorie A. Hill (SEAL) Nancy D. Barnes (SEAL)

STATE OF SOUTH CAROLINA PROBATE COUNTY OF GREENVILLE } 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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31st day of March 1980. Marjorie A. Hill (SEAL) Nancy D. Barnes

Notary Public for South Carolina. My commission expires:

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER GRANTEE IS A WOMAN. COUNTY OF } 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, duress 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 claim, 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 (SEAL) Notary Public for South Carolina.

RECORDED APR 1 1980 of 10:54 A.M. 20000

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