

304 Pennsylvania Ave. Greenville, S.C. 29615

GRANTEES ADDRESS 1125 48

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that Reba J. Taylor, Linda J. Taylor and the Bank of Greer, as Trustee and Administrator C. T. A. under the Will of Landrum C. Taylor, deceased.

in consideration of NINE THOUSAND, ONE HUNDRED AND NO/100ths 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 JAMES GARDNER, his heirs and assigns forever:

ALL that lot of land in the State of South Carolina, County of Greenville, in the City of Greer, being known as Lot Number 2 on a plat of a subdivision of Greer Mill Village recorded in Plat Book Y at Pages 138 and 139 and containing .22 acres according to a subsequent re-survey thereof and having according to such subsequent re-survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Pennsylvania Avenue, joint front corner of Lots 1 and 2 and running thence with the northerly edge of the right of way of Pennsylvania Avenue, N. 76-54 W., 85.1 feet to a concrete monument; thence along the line of property of J. P. Stevens & Co., Inc., N. 13-12 E., 78.3 feet to an old iron pin; thence S. 75-05 E., 8.1 feet to a concrete monument; thence N. 12-53 E., 42.1 feet to a concrete monument; thence S. 76-22 E., 76.9 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence along the line of Lot Number 1, S. 13-06 W., 119.3 feet to the point of beginning.

THIS is the identical property conveyed to the late L. C. Taylor by deed of James L. Hughes, recorded on June 16, 1954 in Deed Book 501 at page 375. The said L. C. Taylor died testate on December 1, 1979, and this conveyance is being made pursuant to the authority contained in said Will. The subject property is a portion of the property passing under the "residue clause" of such Will, which devised a 1/4 interest to Reba J. Taylor, a 1/4 interest to Linda J. Taylor, and the remaining 1/2 interest to the Bank of Greer, as Trustee.

This property is conveyed subject to all restrictive covenants, reservations, easements, set-backs and rights of way affecting same.

NO TITLE SEARCH.

GREENVILLE COUNTY TAX 10.45

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.

WITNESS the grantor(s)'s hand(s) and seal(s) this 7th day of April 7, 1980  
SIGNED, sealed and delivered in the presence of:  
Reba J. Taylor (SEAL)  
Linda J. Taylor (SEAL)  
BANK OF GREER, as Trustee and Administrator, CIA under the will of Landrum C. Taylor, deceased  
BY: Marvin C. Dacus, Senior V. Pres. & Trust Officer (SEAL)  
Betty J. Couch, Trust Adm. Assistant (SEAL)

STATE OF GEORGIA }  
COUNTY OF DEKALB } PROBATE AS TO REBA J. TAYLOR AND LINDA J. TAYLOR

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 7th day of April 1980  
Notary Public for GEORGIA  
My commission expires: 3-1-80

STATE OF SOUTH CAROLINA }  
COUNTY OF } RENUNCIATION OF DOWER /NOT REQUIRED.

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 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ M. No \_\_\_\_\_

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