

TITLE TO REAL ESTATE- Griffin & Howard, 111 Pettigru Street, Greenville, S. C. 29 Prancer Avenue, Greenville, S. C.

3 02 PM '80 1137 116

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONOR: DENNERSLEY
C.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Earl M. Gwinn, Jr.

in consideration of Thirteen thousand and 00/100 (\$13,000.00) -----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 Charles G. Forrester and Fred L. Haggard, d/b/a F & H Enterprises, a Partnership, its successors and assigns:

All that piece, parcel or lot of land lying and being situate on the southern side of Prancer Avenue, in the City of Greenville, County of Greenville, South Carolina, being known and designated as Lot No. 306, Pleasant Valley, according to plat of said subdivision prepared by Dalton & Neves in April, 1946, including additions to said plat through November, 1948, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book "P" at Page 92, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southern side of Prancer Avenue at joint front corner of Lots No. 305 and 306, said pin being 300 feet northeast of iron pin in the southeast corner of the intersection of Prancer Avenue with Panama Avenue; thence S. 0-08 E. 160 feet to an iron pin at the joint rear corner of Lots No. 305 and 306; thence N. 89-52 E. 60 feet to an iron pin at joint rear corner of Lots No. 306 and 307; thence N. 0-08 W. 160 feet to an iron pin at joint front corner of Lots No. 306 and 307 on the southern side of Prancer Avenue; thence along said Avenue S. 89-52 W. 60 feet to an iron pin at joint front corner of Lots No. 305 and 306, the point of beginning.

-14-519-222.3-8-6

This is the same property conveyed to the grantor herein by deed of David G. Traxler dated June 1, 1950 and recorded in the RMC Office of Greenville County in Deed Book 410 at Page 509.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

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 day of NOV - 1 1980 19 80

SIGNED, sealed and delivered in the presence of:

2. William R. Russell
3. Darin E. Laws N.P.
Margaret C. Russell

Earl M. Gwinn, Jr. (SEAL)
STATE OF SOUTH CAROLINA (SEAL)
COUNTY OF GREENVILLE (SEAL)
DOCUMENTARY TAX STAMP = 28.00 (SEAL)

STATE OF SOUTH CAROLINA } FLORENCE PROBATE
COUNTY OF GREENVILLE } MONROE

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') deed and deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof. NOV - 1 1980

SWORN to before me this day of 19 80.

Darin E. Laws (SEAL) Notary Public for South Carolina, Florida My Commission Expires March 24, 1981
William R. Russell Notary Public for South Carolina, Florida My Commission Expires March 24, 1981

STATE OF SOUTH CAROLINA } FLORENCE RENUNCIATION OF DOWER
COUNTY OF GREENVILLE } MONROE

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 NOV 15 1980 1980

Darin E. Laws (SEAL) Notary Public for South Carolina, Florida My Commission Expires March 24, 1981
RECORDED this NOV 11 1980 day of at 3:02 P.M.

Earl M. Gwinn, Jr.
GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX = 14.30
NOV 11 '80

