

TITLE TO REAL ESTATE Prepared by WILLIAM S. HENRY, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE
FILED
1 31 PM '81
H. C. HERSLEY

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KNOW ALL MEN BY THESE PRESENTS, that Robert L. Brown and W. Edward Burgess

in consideration of Thirty-three Thousand (\$33,000.00)----- Dollars.

to the grantor(s) in hand paid at and before the sealing of these presents by the grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto James A. Gardner and Joyce L. Gardner, their heirs and assigns, forever:

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being on the eastern side of Rose Garden Street being known and designated as Lots No. 39, 40 and 41 on a plat of Buena Vista Subdivision, Section D, said plat being recorded in the SMC Office for Greenville County in Plat Book W at Page 29 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots No. 38 and 39 and running thence with the line of Lot No. 38, N 80-17 E 150 feet to an iron pin at the joint rear corner of Lots No. 20, 21, 38 and 39; thence with Lots No. 21, 22 and 23, S 9-43 E 105 feet to an iron pin at the joint rear corner of Lots No. 41 and 42; thence with the line of Lot No. 42, S 89-17 W 150 feet to an iron pin on the eastern side of Rose Garden Street; thence with the eastern side of said Street, S 9-43 W 105 feet to the point of beginning.

12(271) P15.5-8-39, 40 & 41

This is the same property conveyed to grantors herein by deed of Samuel E. Davis dated December 5, 1980 and recorded December 8, 1980 in the SMC Office for Greenville County, S. C. in Deed Book 1138 at Page 609.

This conveyance is made subject to all restrictions, set back 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.

GREENVILLE COUNTY
PROPERTY TAX
35.30

the then with all and singular the rights, members, benefits 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 grantees and the grantees' heirs or successors and assigns forever. And the grantors do hereby bind the grantors and the grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hands and seals this 22nd day of January 1981

SIGNED, sealed and delivered in the presence of

Robert L. Brown (SEAL)
W. Edward Burgess (SEAL)
C. M. Davis (SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned and she do hereby certify that she saw the within named grantors sign and seal and as the grantor's agent and belief believe the within deed and that she, with the other witnesses mentioned above witnessed the execution thereof.

SWORN to before me this 22nd day of January 1981

C. M. Davis (SEAL)
Notary Public for South Carolina
My commission expires

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RENUNCIATION OF DOWER

I, the undersigned Nancy Brown, do hereby renounce with all of my estate, claims, title, interest and all her right and claim of dower of, in and to all singular the premises within recited and released.

GIVEN under my hand and seal this

22nd day of January 1981
Carmen L. Brown (SEAL)
Notary Public for South Carolina
My commission expires

RECORDED JAN 23 1981 21160

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