

10 Arcadia Circle, Greenville, SC
TITLE TO REAL ESTATE—Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

1168-500

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3:01 PM '82
SLEY

KNOW ALL MEN BY THESE PRESENTS, that Marcus W. Elrod and Jan L. Elrod

in consideration of Twelve Thousand Seven Hundred Fifty Two & 27/100 (\$12,752.27)-----Dollars,
and assumption of Mortgage as hereinbelow set out
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), 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 F. Gardner, III
and Deborah R. Gardner, their heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, situate, or lying and being in the
County of Greenville, State of South Carolina, and being known and designated as
Lot 132 and portions of Lots 131 and 133 on a plat of Country Club Estates, the plat
of which is recorded in the R.M.C. Office of Greenville County, South Carolina in
Plat Book G at pages 190 and 191 and according to a more recent survey prepared of
said property by Freeland and Associates, May 6, 1980, and which said plat is recorded
in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-Z at Page
71 and having the following courses and distances, to-wit:

BEGINNING at an old iron pin on the edge of Arcadia Circle and which said point is
160 feet, more or less, east of the intersection of Arcadia Circle and Granada Drive
and running thence with the edge of Arcadia Circle, N. 61-19 E. 40.9 feet to a point
on edge of said Circle; thence continuing with the edge of said Circle N. 65-42 E.
50.8 feet to a point on the edge of said Circle; thence, continuing with the edge of
said Circle, N. 67-41 E. 10 feet to an old iron pin on the edge of said Circle;
thence, S. 16-13 E. 146.5 feet to an old iron pin, joint rear corner of Lot 140;
thence running with the common line with Lots 140, 139 and 139, S. 73-42 W. 100.1
feet to an old iron pin; thence N. 16-16 W. 129.7 feet to an old iron pin on the edge
of Arcadia Circle, the point of beginning.

15(500) 211-4-3

This is the same property conveyed to Grantors herein by Deed of James W. Wrenn and
Marilyn S. Wrenn dated May 9, 1980 and recorded in the R.M.C. Office for Greenville
County, SC in Deed Book 1125 at Page 503 on May 9, 1980.

As part of the consideration for this conveyance, the Grantees herein assume and
agree to pay that certain Note and Mortgage heretofore executed unto Charter
Mortgage Company dated May 9, 1980 and recorded in the R.M.C. Office for Greenville
County, SC in Mortgage Book 1502 at Page 773 and re-recorded in the R.M.C. Office
for Greenville County, SC in Mortgage Book 1505 at Page 286 on June 16, 1980 and
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 3 day of June 19 82.
SIGNED, sealed and delivered in the presence of:
Deborah D. Patrick (SEAL)
Marcus W. Elrod (SEAL)
Jan L. Elrod (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 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 (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 3 day of June 19 82.
Mary R. Johnson (SEAL)
Deborah D. Patrick
Notary Public for South Carolina
My commission expires: 5/9/89

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

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-
tate, 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
3 day of June 1982
Mary R. Johnson (SEAL)
Jan L. Elrod
Notary Public for South Carolina
My commission expires 5/9/89

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

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