

TITLE TO REAL ESTATE - INDIVIDUAL FORM

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Grantee's Address: Rt. 2, Box 57402, Greenville, S.C. 29696

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM E. GARNER

in consideration of Eight Thousand Five Hundred and no/100 (dollars) 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 CALVIN W. LEOPARD and BARBARA J. LEOPARD, their heirs and assigns:

ALL that piece, parcel or tract of land containing 1.3 acres, more or less, situate, lying and being on the northern side of Garner Lane, off Benson Road, in Bates Township, in Greenville County, South Carolina, being shown and designated as Lot No. 1 on a plat of the property of William E. Garner, made by Jeffery M. Plumblee, Inc., Surveyor, dated May 13, 1983, recorded in the RMC Office for Greenville County, S. C., in Plat Book 9-F, Page 78, reference to which is hereby craved for the metes and bounds thereof.

--9-356-504.1-1-12.3

Also, a right-of-way or easement to use Garner Lane, shown on the above-mentioned plat, for the purposes of ingress and egress to and from Benson Road to said Lot.

The above-described property is a portion of the same conveyed to the Grantor by deed of John W. Grumbles and Sallie B. Grumbles, recorded on September 8, 1982, in the RMC Office for Greenville County, S. C., in Deed Book 1173, Page 532, and is hereby conveyed subject to rights-of-way and easements of public record and actually existing on the ground affecting said property.

The Grantor does hereby further convey unto the Grantees, their heirs and assigns, and undivided one-fourth interest in fee simple in and to that certain 50-foot strip designated as Garner Lane, a private roadway, shown on a plat recorded in Plat Book 9-F, page 78, subject to the above easement for ingress and egress and to easements for ingress and egress of the owners of the other lots shown on said plat using said private roadway. This conveyance is subject to the condition subsequent that the Grantees will pay one-fourth of all expenses for the maintenance and upkeep of said roadway as decided by a majority of the owners of said lot from time to time.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 16th day of September 19 83

Signed, sealed and delivered in the presence of:  
*Constance D. McLeod*  
*J. M. Dillard*

*William E. Garner* (SEAL)  
William E. Garner (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)' 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 16th day of September 19 83

*Constance D. McLeod* (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/12/89

*John M. Dillard*  
John M. Dillard

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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or 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 16th day of September 19 83

*J. M. Dillard* (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/12/89  
RECORDED this 19 day of September 19 83

*Mary B. Garner*  
A. O. K.  
10:24 M. No.

04970

4328-RV-23