

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Richard James Gardner and Marie Elliott Gardner

in consideration of Ten Thousand Thirteen and 24/100 (\$10,013.24)----- Dollars
and assumption of mortgage indebtednesses recited hereinbelow
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

J. G. Tihanyi, his heirs and assigns, forever:

ALL that piece, parcel or lot of land, with buildings and improvements,
situate, lying and being on the western side of Artillery Road, in Chick
Springs Township, near Paris, in Greenville County, South Carolina, being
shown and designated as Lot No. 13 on plat of Property of Robert J. Edwards,
made by Dalton & Neves, Engineers, in June, 1939, and having, according to
said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Artillery Road, corner of
Lot No. 12 and running thence with the line of said lot, S. 59-30 W. 300
feet to a stake in line of other property of Robert J. Edwards; thence with
the line of said property, S. 30-30 E. 100 feet to a stake; thence continu-
ing with the line of other property of Robert J. Edwards, N. 59-30 E. 300
feet to a stake on Artillery Road; thence with the western side of Artillery
Road, N. 30-30 W. 100 feet to the beginning corner.

~~A plot of the above mentioned property of Robert J. Edwards appears of record
in the RMC Office for Greenville County, S.C. in Deed Book 1005, page 667 on August 27, 1974, and is hereby
conveyed subject to all rights-of-way, easements, conditions, public road-
ways, and restrictive covenants reserved on plats and other instruments of
public record and actually existing on the ground affecting said property.~~

This is the same property conveyed to the Grantors herein by deed of S. E.
Green, dated August 27, 1974, recorded in the RMC Office for Greenville
County, S. C. in Deed Book 1005, page 667 on August 27, 1974, and is hereby
conveyed subject to all rights-of-way, easements, conditions, public road-
ways, and restrictive covenants reserved on plats and other instruments of
public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantee assumes and agrees
to pay in full the indebtedness due on a note and mortgage given by Richard
James Gardner and Marie Elliott Gardner to S. E. Greene, et al, in the original
sum of \$19,000.00, recorded in Mortgage Book 1320, page 802 on August 27, 1974,
and which has an approximate balance due in the sum of \$9,500.16.

(SEE REVERSE SIDE HEREOF)

12(27) P15.3-6-27

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining: 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(s)' hand(s) and seal(s) this 17th day of January 19 84
Signed, sealed and delivered in the presence of:

Ann Elizabeth Dukat
Edith Margaret Villeneuve

Richard James Gardner (SEAL)
RICHARD JAMES GARDNER
Marie Elliott Gardner (SEAL)
MARIE ELLIOTT GARDNER

STATE OF ~~SOUTH CAROLINA~~ VIRGINIA
COUNTY OF ~~GREENVILLE~~ NEWCASTLE

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 17th day of January 19 84

Raymond Regan Dukat (SEAL)
Notary Public for ~~SOUTH CAROLINA~~ VIRGINIA
My commission expires: MARCH 7, 1987

Edith Margaret Villeneuve

STATE OF ~~SOUTH CAROLINA~~ VIRGINIA
COUNTY OF ~~GREENVILLE~~ 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

day of January 17 19 84
Raymond Regan Dukat (SEAL)
Notary Public for ~~SOUTH CAROLINA~~ VIRGINIA
My commission expires: MARCH 7, 1987

Marie Elliott Gardner
MARIE ELLIOTT GARDNER

RECORDED this day of 19 at M., No.

8090

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