

GRANTEES ADDRESS: 106 Ascent Dr
Greer, S.C. 29651
VOL 1208 PAGE 309

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE FILED } O.S.C. QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that MARION E LANFORD, as successor trustee under deed recorded in Deed Book 111 at page 142

in consideration of pursuant to the terms of said deed, 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
MARION E. LANFORD, his heirs and assigns forever:

ALL that lot of land in the State of South Carolina, County of Greenville, in the City of Greer, fronting on the southeasterly side of Trade Street, a distance of approximately 21 feet and consisting of the remaining portion of that lot described in a deed from Leila W. Cunningham to the Planters Savings Bank, as Trustee, dated June 29, 1925 and recorded in Deed Book 111 at page 142. The subject property is shown on the Greenville County Tax Maps as Lot 12, Block 6, on Sheet G20 and the lot as originally described is shown on a plat dated October 1922 and recorded in Plat Book F at pages 106 and 107 as a lot of "L. W. Cunningham".

THIS is a portion of the property conveyed to Planters Savings Bank, as Trustee, by deed of the late Leila W. Cunningham, dated June 29, 1925 and recorded in Deed Book 111 at page 142. By order of the Circuit Court dated February 1, 1932 and recorded in Deed Book 164 at page 169, M. L. Lanford was named as substitute Trustee in the place of the aforesaid Planters Savings Bank. Under the terms of said original trust deed, the trustee was to convey fee simple title to the subject property to the Grantee upon the death of Earline C. Lanford. Leila W. Cunningham died testate in 1931 as appears by reference to Apartment 321, File 25 in the Office of Probate Court for Greenville County. Earline C. Lanford, ^{died} testate on February 27, 1970 as appears by reference to Apartment 1121, File 7 in the Office of Probate Court for Greenville County and at that time the Grantee, Marion E. Lanford, was over the age of 35. M. L. Lanford died testate on July 20, 1981, without ever having conveyed the subject property to the Grantee. The Grantor is the only son of the said M. L. Lanford and succeeded him as trustee by operation of law under the common law of this state as affirmed by various decisions including the case of Kirton v. Howard, 137 SC 11, 134 SE 859 (1926).

(G 20 - 12 Note)

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 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 person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 6 day of February, 19 84

SIGNED, sealed and delivered in the presence of:

Walter Reese
Walter Reese

Marion E. Lanford (SEAL)
Marion E. Lanford, as Successor Trustee
under deed recorded in Deed Book (SEAL)
111 at page 142. (SEAL)
(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 6 day of February 19 84

Walter Reese (SEAL) *Walter Reese*

Notary Public for South Carolina.

My commission expires 11-15-88

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER /NOT REQUIRED/TRUSTEE DEED

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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

Notary Public for South Carolina.

My commission expires

RECORDED this MAR 16 1984 19 at 12:03 P. M., No. 28519

420 3 21A01

3030

4328-11-2