

GRANTEES ADDRESS:
319 Trade St., Greer, SC 29651

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, MARION E. LANFORD, individually, MARION E. LANFORD, as Trustee under Declaration of Trust, dated July 22, 1955, and MARION E. LANFORD, as Trustee under the Will of M. L. Lanford, deceased

in consideration of FORTY THOUSAND AND NO/100ths 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 DAVID B. RIDDLE, D. ALLEN WEST, WALLACE A. RIDDLE, and SAMUEL L. RIDDLE, their heirs and assigns forever:

ALL those lots of land in the State of South Carolina, County of Greenville, in the City of Greer, consisting of two adjoining parcels of 0.2 acres and 0.02 acres, fronting on the southwesterly side of Trade Street a distance of 67.6 feet and having a depth of 130.5 feet on the northerly side and a depth of 126.2 feet on the southerly side and being more particularly described in accordance with a plat entitled, "Survey for Greenville County Redevelopment Authority", prepared by R. W. Williams, Jr., Surveyor, dated August 25, 1983, and recorded in Plat Book 10A at page 86. The subject property is also shown on the Greenville County Tax Maps as Sheet G20, Block 6, Lots 10, 11 and 12.

Parcel #11 is the remaining portion of the property conveyed to Marion E. Lanford and Sarah Ann McNeill as Trustees by deed of Earline C. Lanford, recorded on August 17, 1955 in Deed Book 532 at page 201. By decree of the Greenville Court dated January, 1975 on file in Judgment Roll M-295 the Grantor was substituted as sole Trustee.

Parcel #10 is the remaining portion of the lot conveyed to the late M. L. Lanford by deed of Earline C. Lanford, recorded on January 9, 1940 in Deed Book 217 at page 193. The said M. L. Lanford died testate on July 20, 1981 as appears by reference to Apartment 1665, file 27 and devised a 1/2 interest in such property to the Grantor individually and the remaining 1/2 to the Grantor as Trustee.

Parcel #12 is the identical property conveyed to the Grantor individually by deed of Marion E. Lanford as successor trustee under deed recorded in Deed Book 111 at page 142, dated February 6, 1984 which is being recorded of even date herewith.

11(285) G20-6-10, 11 & 12

This property is being conveyed subject to the following exceptions to the general warranty of this deed:

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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 14 day of March, 19 84

SIGNED, sealed and delivered in the presence of:

Walter B. Reese
Sarah J. Spearman

Marion E. Lanford (SEAL)
MARION E. LANFORD, Individually
Marion E. Lanford (SEAL)
MARION E. LANFORD, as Trustee under Declaration of Trust, dated July 22, 1955
Marion E. Lanford (SEAL)
MARION E. LANFORD, as Trustee under the Will of M. L. Lanford. PROBATE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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 14 day of March 19 84

Walter B. Reese (SEAL) *Sarah J. Spearman*

Notary Public for South Carolina.
My commission expires 11-15-88

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(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 14 day of March 19 84

Walter B. Reese (SEAL) *May Lee M. Lanford*

Notary Public for South Carolina.
My commission expires 11/15/88

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

0319

21A01