

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1920-135

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM R. FAIRBANKS and MELISSA F. FAIRBANKS

in consideration of One Hundred Seventy-Five Thousand and No/100 (\$175,000.00)----- 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 STEPHEN R. GARDNER, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the eastern side of Rockwood Drive, and being known and designated as Lot No. 2 as shown on plat entitled MEYERS PARK SUBDIVISION, SECTION ONE, prepared by C. O. Riddle, Engineer, dated September 27, 1976, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-P, at Page 53, reference to said plat being hereby craved for a metes and bounds description thereof.

This is the identical property conveyed to William R. Fairbanks by deed of Prestige Builders of Greenville, Ltd., dated March 22, 1984 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1211, at Page 622 on May 1, 1984; subsequently William R. Fairbanks conveyed one-half, undivided interest to Melissa F. Fairbanks by deed dated May 17, 1984 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1213, at Page 176, on May 23, 1984.

This conveyance is subject to all restrictions, set-back lines, zoning ordinances, roadways, easements, rights-of-way, if any, affecting the above described property.

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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 assigns against the grantor(s) and the grantor'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 22nd day of August, 1984

SIGNED, sealed and delivered in the presence of

William R. Fairbanks (SEAL)
WILLIAM R. FAIRBANKS

Melissa F. Fairbanks (SEAL)

MELISSA F. FAIRBANKS

Melissa F. Fairbanks (SEAL)

MELISSA F. FAIRBANKS (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 22nd day of August, 1984

Linda B. Osborne (SEAL)
Notary Public for South Carolina
My commission expires: 1/30/90

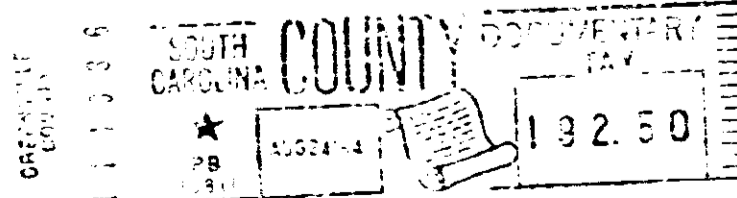
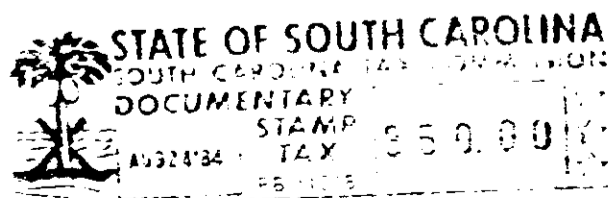
Linda B. Osborne

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER N/A

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 and singular the premises within mentioned and released.

RECEIVED
Notary
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RECORDED AUG 24 1984 at 9:20 AM

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STATE OF
COUNTY OF

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