JAMES R. MANN, Attorney at Law, Greenville, S. C. 29601

GRANTEE'S ADDRESS:

123 Hill Top Drive
Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
NOV 30 1:30 PM '84
DONNIE S. TANKERSLEY
R.M.C.

KNOWN ALL MEN BY THESE PRESENTS that I/we, Charles Allen Simmons and Margaret Ann Simmons,

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in consideration of Thirteen Hundred and no/100ths - Dollars,
and assumption of the mortgage hereinbelow referred to

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Bill Gardner, his heirs and assigns, forever:

ALL that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina, being known and designated as Lot No. 23 of Forestbrook, Plat 2, a subdivision as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book 9-Q, Page 69, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Henson Drive at the joint front corner of Lots 22 and 23 and running thence along the joint line of said lots S. 47-04 W. 592.24 feet to a point in a branch; thence up the meanders of said branch as the line, the traverse chords and distances being N. 17-53 W. 87.68 feet, N. 20-56 E. 94.61 feet, and N. 12-52 W. 25.2 feet to a point at the joint rear corner of Lots 23 and 24; thence along the line of Lot 24 N. 41-25 E. 499.75 feet, more or less, to a nail and cap in the center of Henson Drive; thence along the center of Henson Drive as the line and following curvature thereof S. 47-44 E. 119.88 feet and S. 43-00 E. 70.12 feet to the beginning corner.

The above described property is the same conveyed to the grantors herein by deed of Philip G. Soderquist, June C. Soderquist, Jackson P. Weldon and Ada E. Weldon recorded on January 27, 1984, in the R. M. C. Office for Greenville County in Deed Book 1205, Page 229. -8-371-523.3-1-66

As a part of the consideration of the within conveyance the grantee assumes and agrees to pay the balance due on that certain note and mortgage by the grantors herein to Philip G. Soderquist, et. al., in the original amount of $6,900.00 and recorded on January 27, 1984, in the R. M. C. Office for Greenville County in Mortgage Book 1645, Page 693, the balance now due thereon being $$6,683.59.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
NOV 30'84 03.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
P.B. NOV 30'84 01.65

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 27th day of November, 1984.

SIGNED, sealed and delivered in the presence of:

Virginia B. Mann

Charles Allen Simmons (SEAL)
Margaret Ann Simmons (SEAL)
(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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORD to before me this 27th day of November, 1984

Virginia B. Mann

(SEAL)
Notary Public for South Carolina
My commission expires: January 24, 1990

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, 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 19 .

(SEAL)
Notary Public for South Carolina.
My commission expires:

RECORDED this ____ day of NOV 30 1984 19 ____, at 1:30 P.M., No. 16443

4.00CR