

Post Office Box 3057, Greenville, South Carolina 29602  
TITLE TO REAL ESTATE Offices of William B. James, Attorney at Law, 114 Williams St., Greenville, S. C. 29601  
GR. 1145-273

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAR 30 2 11 PM '81

KNOW ALL MEN BY THESE PRESENTS, that we, Robert Wagner, Harry D. Wagner and David Wagner,

in consideration of Ten and No/100 (\$10.00), and the Trust hereinbelow set forth, --- 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 William B. James, as Trustee,

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Eastern side of Kimberly Lane, being known and designated as Lot No. 77 of a Subdivision known as Drexel Terrace, as shown on a plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 177, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Kimberly Lane, the joint front corner of Lots Nos. 77 and 78, and running thence with the joint line of said Lots S. 83-23 E. 182.55 feet to an iron pin in the line of Lot No. 69; thence with Lot No. 69 and continuing with Lot No. 70 N. 6-23 E. 100 feet to an iron pin, joint rear corner of Lots Nos. 76 and 77; thence with the joint line of said Lots N. 83-23 W. 182.5 feet to an iron pin on the Eastern side of Kimberly Lane; thence with Kimberly Lane S. 6-37 W. 100 feet to the beginning corner.

This is the identical property conveyed to Harry W. Wagner and Marion D. Wagner by Carl R. and Cora C. Outhbertson by Deed dated September 4, 1968, recorded September 4, 1968, in Deed Book 851 at Page 411. The said Marion D. Wagner died intestate in Greenville County (See Probate Apartment 1643, File 27). The said Harry W. Wagner died testate September 8, 1980, leaving the Grantors herein as his sole beneficiaries (See Probate Apartment 1626, File 14).

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

THIS PROPERTY IS CONVEYED TO THE GRANTEE AS TRUSTEE UNDER AGREEMENT DATED MARCH 19, 1981, AND BY SAID AGREEMENT, THE TRUSTEE IS TO SELL THE PROPERTY AND TO MAINTAIN INSURANCE AND PAY TAXES. THE SAID TRUSTEE SHALL SPECIFICALLY HAVE THE AUTHORITY TO SELL AND CONVEY THE SAID PROPERTY UNDER THE TERMS AND CONDITIONS OF THE AGREEMENT TO A SUITABLE PURCHASER AND THE PURCHASER SHALL NOT BE RESPONSIBLE FOR SEEING TO THE DISBURSEMENT OF THE PROCEEDS OF SAID SALE.

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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 grantees(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 grantees(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 19th day of March 19 81

SIGNED, sealed and delivered in the presence of:

Verna S. Rector \_\_\_\_\_ (SEAL)  
Susan R. Huskey \_\_\_\_\_  
Harry D. Wagner \_\_\_\_\_ (SEAL)  
David R. Wagner \_\_\_\_\_ (SEAL)  
Robert W. Wagner \_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19th day of March 1981

Susan R. Huskey \_\_\_\_\_ (SEAL)  
Notary Public for South Carolina  
My commission expires: 10-5-80  
Verna S. Rector \_\_\_\_\_

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE }

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 19th day of March 1981

Susan R. Huskey \_\_\_\_\_ (SEAL)  
Notary Public for South Carolina  
My commission expires: 10-5-80  
Barbara H. Wagner \_\_\_\_\_  
Martha S. Wagner \_\_\_\_\_

RECORDED this MAR 30 1981 day of \_\_\_\_\_ 19 \_\_\_\_\_ at 2:11 P. M. No. 1145-273

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