

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Grantee's Address:
Rt 2
Traveler's Rest, SC
29690

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KNOW ALL MEN BY THESE PRESENTS, that JAMES GARDNER

FILED
GREENVILLE CO. S. C.

JAN 3 2 28 PM '84

DONNIE J. WILKERSLEY

in consideration of FIVE AND NO/100 (\$5.00) ----- 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 Margaret Ruth Gardner, her heirs and assigns forever:

All that lot of land in the County of Greenville, State of South Carolina, in Bates Township, near Marietta, on the western side of S.C. Highway 414, also referred to as the Cox Highway, and being a part of the A. J. Bates Estate and having according to a plat by J. C. Hill, dated August 29, 1963, the following metes and bounds, to-wit:

BEGINNING at as iron pin on the western side of S. C. Highway 414, at the corner of Dick and Stella Peterson, and running thence along said highway N 20-50 E 97 Feet to an iron pin; thence N 61-W 246.84 feet to an iron pin; thence S 28 W 97 feet to an iron pin; thence S 61-10 E 258.2 feet to the point of beginning.

THIS conveyance is made subject to all restrictions, zoning ordinances, roads or passageways, easements and rights-of-way, if any, affecting the above described property.

THIS being the same property conveyed to the grantor and grantee herein by deed of James M. Peterson recorded in the RMC Office for Greenville County in Deed Book 966, Page 324 on February 2, 1973.

UPON THE DEATH of the said Margaret Ruth Gardner and at the expiration of the life estate herein described, the property herein shall be conveyed to Karen K. Bailey and James Timothy Gardner, their heirs and assigns, absolutely and in fee simple forever.

7(399)513.3-1-9.1

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 29 day of October, 1983

SIGNED, sealed and delivered in the presence of:

James Gardner (SEAL)
Quincy M. Pulcine (SEAL)
P. J. McAnell (SEAL)
_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

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 29 day of October, 1983
P. J. McAnell (SEAL) Quincy M. Pulcine
Notary Public for South Carolina
My commission expires 4-21-86

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER - GRANTEE IS WIFE

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. _____ (SEAL)
My commission expires _____ 207.16

RECORDED this JAN 3 1984 19____ at 2:28 P/ M, No. _____
GCTO ----- 3 JA03 84 057 4.00CD

6020

207.16