

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
JAN 24 10 22 AM '74
DOHNIE STARKERSLEY
R.M.C.

Vol 992 - 377

KNOW ALL MEN BY THESE PRESENTS, that Irene M. Gardner

in consideration of ----- Ten ----- 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 Forest O. Gardner,

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 164, section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina", made by Dalton & Neves, Engineers, Greenville, S. C., February, 1959, and recorded in the office of the R. M. C. for Greenville County in Plat Book 22 at pages 56 to 59. According to said plat the within described lot is also known as No. 19 Bryant Street and fronts thereon 61 feet.

Said described lands and premises are hereby conveyed subject to such rights, easements and rights of way as heretofore have been granted unto or acquired by any public utility corporation, or political subdivision, in, upon or over said described premises or that in any way may affect premises.

Said described lands and premises are hereby conveyed subject to such rights, easements and rights of way as set out in deed to me by Abney Mills dated May 12th, 1959.

This conveyance is made subject to the declaration and statement of Protective Covenants, Restrictions, and Conditions of Subdivision for Abney Mills, Brandon Plant, recorded in the Office of the R. M. C. for Greenville County in Deed Book 622, at page 325 et seq., which shall run with the land and be binding upon the grantee herein, their heirs and assigns, such Declaration being incorporated herein by reference and made a part thereof.

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 15 day of January 1974

SIGNED, sealed and delivered in the presence of:

Irene M. Gardner (SEAL)

_____ (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15 day of January 19 74

Gloria Smith (SEAL)
Notary Public for South Carolina.

My Commission Expires Sept. 1980

STATE OF SOUTH CAROLINA
COUNTY OF

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

_____ day of _____ 19 _____

_____ (SEAL)
Notary Public for South Carolina.

RECORDED this _____ day of JAN 24 1974 19 _____ at _____ M., No. 18546

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