

KNOW ALL MEN BY THESE PRESENTS, that KENNETH WAYNE GARDNER

in consideration of SEVEN THOUSAND FIVE HUNDRED and No/100ths (\$7,500.00)----- Dollars  
 and assumption of mortgage indebtedness set forth below  
 the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
 unto ALLEN & CANTRELL ENTERPRISES, A General Partnership, Its Successors and Assigns Forever;

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 North side of Fourth Day Street and being known and designated as Lot No. 20 as shown on a plat entitled "Canterbury Subdivision, Section II", prepared by Heaner Engineering Co., Inc., dated July 17, 1972, and subsequently revised through March 31, 1976, which plat is recorded in the RMC Office in Plat Book 5-P, Page 31, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the North side of Fourth Day Street at the joint corner of Lots Nos. 19 and 20 and running thence along the line of Lot 19, N. 11-46-35 W. 126.15 feet to an iron pin; thence S. 76-23 W. 86.41 feet to an iron pin; thence along the line of Lot 62 S. 12-52-00 E. 125.00 feet to an iron pin on the North side of Fourth Day Street; thence along the line of Fourth Day Street N. 77-09 E. 84.00 feet to the beginning corner.

(20) - 45 - 602.3 - 1-85

This being the same conveyed to Kenneth Wayne Gardner by deed of Chi Hyon Gardner recorded in Deed Book 1109, Page 912 on August 14, 1979, and is hereby conveyed subject to all rights of way, easements, public roadways and restrictive covenants of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed the Grantee hereby assumes and agrees to pay in full the indebtedness due on a mortgage given by Kenneth Wayne Gardner to Collateral Investment Company, in the original sum of \$22,000.00, recorded on February 19, 1977 in Mortgage Book 1389, Page 141, said mortgage having a present balance due in the sum of \$21,019.76.

As a further part of the consideration for this deed, the Grantor hereby assigns, transfers and setover unto the Grantee all his right, title and interest in and to any escrow funds maintained by the mortgagee in connection with the above loan.

Grantees address: 8 Newington Green  
 Taylors, SC 29687

STATE OF SOUTH CAROLINA  
 DOCUMENTARY TAX COMMISSION  
 DOCUMENTARY TAX STAMP  
 NOV-21 1981 \$15.00

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 23rd day of October 19 81  
 Signed, sealed and delivered in the presence of:  
 John M. Dillard (SEAL)  
 Kenneth Wayne Gardner (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)' 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 23rd day of October 19 81

John M. Dillard (SEAL)  
 Notary Public for South Carolina  
 My commission expires: 5/8/84

GREENVILLE COUNTY DOCUMENTARY TAX  
 SOUTH CAROLINA COUNTY TAX  
 NOV 2 - 81 \$08.25

STATE OF OHIO } RENUNCIATION OF  
 COUNTY OF CLEVELAND }  
 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)' heirs or successors and assigns, all her interest and estate, and all her right and claims of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 23rd day of October 19 81  
 Mary A. Francis (SEAL)  
 Notary Public for South Carolina  
 My commission expires: 10/1/81

Chi Hyon Gardner  
 CHI HYON GARDNER

RECORDED this 30th day of OCTOBER 19 81 at CLEVELAND, OHIO M. No. 10

RECORDED NOV 2 1981 at 12:04 P.M.

0640

4328 RV-2