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BOOK 854 PAGE 15

TITLE TO REAL ESTATE—Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, GEORGE T. GARDNER

in the State aforesaid,

in consideration of the sum of One and No/100 (\$1.00)----- DOLLARS, and love and affection for my wife, the grantee herein, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said MARTHA B. GARDNER, Her Heirs and Assigns, Forever:

ALL my undivided one-half (1/2) interest in and to all that lot of land with improvements thereon, situate on Rockingham Road in Greenville County, State of South Carolina, being shown as Lot No. 18 Rockingham Road, on plat of Barksdale Subdivision made by Dalton & Neves, Engineers, December 1959, recorded in the RMC Office for Greenville County, S. C., in Plat Book "QQ", Pages 118-119, and being more particularly described as follows:

BEGINNING at an iron pin on the south side of Rockingham Road, joint front corner of Lots 17 and 18 and running along the line of Lot 17, S. 35-04 E. 280 feet to an iron pin on the rear line of Lot 40; thence along the rear lines of Lots 40 and 39, S. 55-57 W. 125 feet to an iron pin, joint rear corner of lots 18 and 19; thence along the line of Lot 19, N. 40-15 W. 279.2 feet to an iron pin, joint front corner of Lots 18 and 19; thence along Rockingham Road, N. 53-31 E. 59 feet to an iron pin; thence N. 55-57 E. 91.2 feet to an iron pin, the beginning corner.

This is the same property conveyed to George T. Gardner and Martha B. Gardner, by deed of Huguenin & Douglas, Inc., dated December 1, 1965, recorded in the RMC Office for Greenville County, S. C., in Deed Book 787, Page 177.

This property is SUBJECT to those protective covenants and restrictions and the easements reserved therein, as recorded in the RMC Office in Deed Book 648, Page 453.

The grantee herein assumes a mortgage indebtedness on this property.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and her Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 11th day of October in the year of our Lord One Thousand Nine Hundred and sixty eight

Signed, Sealed and Delivered in the Presence of

Nancy O. Collins
Patrick C. Fant

George T. Gardner (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Nancy O. Collins

and made oath that she saw the within named grantor(s) George T. Gardner sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 11th day of October, A. D. 19 68

Patrick C. Fant (Seal)

Notary Public for South Carolina My Commission expires: January 1, 1970.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER (No Dower, Grantee is Wife of Grantor) Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Heirs and Assigns, all her interest and estate,

and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D. 19

Notary Public for South Carolina

M154-1-23