

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JUN 25 9 58 AM '76

DONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, Jerald R. Draeger and Carol L. Draeger

in consideration of One Dollar (\$1.00) and the premises hereinafter set forth ~~XXXX~~  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Jerald R. Draeger, as Trustee

ALL that certain piece, parcel, or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 20 of Bridgeview Horizontal Property Regime, as is more fully described in Master Deed dated June 30, 1972, and recorded in the R.M.C. Office for Greenville County in Deed Book 948 at Pages 23 through 79, inclusive, as amended by Amendment to Master Deed Establishing Bridgeview I Horizontal Property Regime, dated February 15, 1973, and recorded in the R.M.C. Office for Greenville County in Deed Book 967 at Pages 645 through 652, inclusive, and survey and plat plan recorded in the R.M.C. Office for Greenville County in Plat Book 4 S at Pages 92 and 93.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises, and is further subject to the terms of the aforesaid Master Deed, as amended.

Further, this conveyance is subject to the following trust provisions:

- 1) Trustee has the power to convey the subject property;
- 2) Trustee must disburse the funds from this conveyance, consistent with a Separation and Property Settlement Agreement executed by the Settlers herein, husband and wife, dated June 24, 1976;
- 3) This Trust operates for the mutual benefit of the Settlers herein;
- 4) Any purchaser of this subject real estate from the Trustee, or thereafter, is not required to see to the proper performance by Trustee of the fiduciary requirements and duties set forth in that Separation and Property Settlement Agreement, and specifically does not have to see to the proper application of funds from said sale, and is held harmless by the Settlers and Beneficiaries of this Trust in this regard.

-308-88.4-1-20

Derivation: Deed Book 997 at Page 794.

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 24 day of June, 1976

SIGNED, sealed and delivered in the presence of:

*Kathryn D. Cunningham*  
*Will B. Lutz Jr.*

✓ *Jerald R. Draeger* (SEAL)  
Jerald R. Draeger (SEAL)  
✓ *Carol L. Draeger* (SEAL)  
Carol L. Draeger (SEAL)

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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 24 day of June 19 76

*Kathryn D. Cunningham* (SEAL)  
Notary Public for South Carolina

*Will B. Lutz Jr.*

My commission expires 3/15/82

STATE OF SOUTH CAROLINA }  
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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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 24 day of June 19 76

*Kathryn D. Cunningham* (SEAL)  
Notary Public for South Carolina

✓ *Carol L. Draeger*  
Carol L. Draeger

My commission expires 3/15/82

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RECORDED this day of JUN 25 1976 at 9:58 A. M., No.

0639

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