GREENVILLE CO. S. C.

JUL 21 10 09 AM '76

DONNIE S. TANKERSLEY
R.M.C

VOL 1039 PAGE 915

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

This Warranty Deed *Made the* 1st *day of* July *A. D.* 19 76 *by*

GERALD E. GOLDING

For True Consideration See Affidavit
Book 39 Page 1168

hereinafter called the grantor, to

JOHN S. GARNER

whose postoffice address is 58 Winesap Way, West Chester Pennsylvania 19380
hereinafter called the grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* Greenville *County,* ~~Florida, etc.~~ South Carolina, viz:

All That certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the western side of Parker Road, near the City of Greenville, being shown as Lot #2 on plat of Estate of Sallie D. Olson, recorded in Plat Book O, Page 5, and described as follows:

BEGINNING at a stake on the western side of Parker Road, 95 feet North from City View Street, at the corner of Lot #1, and running thence with the western side of said Road, N. 36-11 W. 66 Feet to a stake; thence S. 71-15 W. 93.2 feet to a stake; thence S. 6-00 E. 95 Feet to a stake at corner of Lot #1; thence with line said lot, N. 58-44 E. 137.2 feet to the beginning corner.

This property is conveyed subject to all existing and recorded easements, rights-of-way and restrictions pertaining thereto and as recorded in the RMC Office of Greenville County and as shown said plat.

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.* ~~except for taxes for the year 1976 and thereafter~~

-225-137-6-8

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Gerald E. Golding (L.S.)

(L.S.)

STATE OF Florida
COUNTY OF Marion

SPACE BELOW FOR RECORDERS USE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Gerald E. Golding

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of July, A. D. 1976

Notary Public, State of Florida at Large
My Commission Expires: November 3, 1978

This Instrument prepared by Gerald E. Golding
Address 637 S. E. 28th Avenue, Ocala, Florida 32670

(CONTINUED ON NEXT PAGE)

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