

HORTON, DRAWDY, MARCHBANKS, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Mr. Charles W. Marchbanks  
Horton, Drawdy, Marchbanks,  
Chapman & Brown, P.A.  
P. O. Box 10167, F. S.  
Greenville, South Carolina 29603

KNOW ALL MEN BY THESE PRESENTS, that TOMMY J. FLEMING

in consideration of Eight Thousand One Hundred and No/100 (\$8,100.00)----- 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 CHARLES W. MARCHBANKS, his heirs and assigns forever:

ALL that piece, parcel or lot of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, located on the Western side of Garden Terrace and having, according to a survey thereof made by Piedmont Engineering Service, dated February 18, 1959, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Garden Terrace at joint corner of this lot with property now or formerly of William L. and Marion G. Varn and running thence along the line of Varn property, N. 88-43 W., 275.4 feet to an iron pin in the line of Dreamland Golf Course property; thence along Dreamland Golf Course property S. 6-28 W., 76 feet to an iron pin; thence continuing along line of Dreamland Golf Course property S. 77-33 E., 387.3 feet to an iron pin in line of Garden Terrace (which iron pin is 310 feet from center of Crestwood Drive); thence along the western side of Garden Terrace N. 56-02 W., 46.8 feet; thence continuing with Garden Terrace, N. 34-55 W., 70 feet; thence continuing along Garden Terrace, N. 12-31 W., 70 feet to the beginning corner.

-296-491-1-8

This is the same property conveyed to the Grantor herein by deed of Harold E. Trammell and Dorothy S. Trammell recorded in the R.M.C. Office for Greenville County in Deed Book 938 at Page 51 on March 10, 1972.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

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 assigns against the grantor(s) and the grantor(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 18<sup>th</sup> day of FEB. 1978.

SIGNED, sealed and delivered in the presence of

Tommy J. Fleming (SEAL)

James C. Blakely, Jr.  
Jan E. McJannet

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 18<sup>th</sup> day of FEB. 1978.

James C. Blakely, Jr. (SEAL)  
Notary Public for South Carolina  
My commission expires: 1-9-81

Jan E. McJannet

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

18<sup>th</sup> day of FEB. 1978  
James C. Blakely, Jr. (SEAL)  
Notary Public for South Carolina  
My commission expires: 1-9-81

Louise Myrinda Fleming

RECORDED this FEB 28 1978 at

At 3:17 P.M.

491-1-8

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