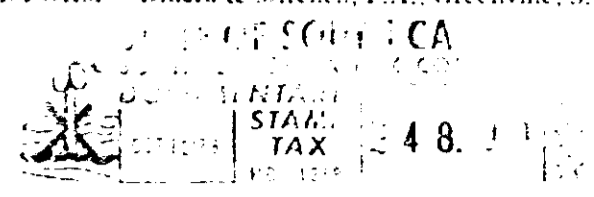


1089 759

TITLE TO REAL ESTATE - INDIVIDUAL FORM Dillard & Mitchell, P.A., Greenville, S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Rt. #5, Box 482  
Travelers Rest, S. C.  
29690



KNOW ALL MEN BY THESE PRESENTS, that W. E. GARNER

in consideration of TWENTY THREE THOUSAND SEVEN HUNDRED & NO/100 (\$23,700.00) ----- 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 B. SPENCE and NORMA N. SPENCE, their heirs and assigns:

ALL that piece, parcel or tract of land, together with all buildings and improvements thereon, situate, lying and being on the eastern side of the St. Luke Church Road, in O'Neal Township, Greenville County, South Carolina, being the southernmost portion of property of W. E. Garner shown on plat recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book SSS at page 478, and having according to a more recent survey of the property of Charles B. Spence made by Carolina Surveying Company dated September 8, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of the St. Luke Church Road at the corner of property now or formerly owned by Paul Howard (said iron pin being located 450 feet North of the intersection of said road with the Jackson Grove Road); and running thence with the eastern side of St. Luke Church Road N. 12-43 E., 145.4 feet to an iron pin; thence through other property owned by W. E. Garner, S. 65-59 E., 566.3 feet to an iron pin; thence along the line of property owned by McKinney, S. 50-51 W., 166.7 feet to an iron pin; thence along the line of property owned by Paul Howard, N. 65-13 W., 462.6 feet to the point of BEGINNING.

The above property is a part of the same property conveyed to W. E. Garner by deed of W. A. and Jessie O'Neal recorded in Deed Book 928 at page 451, on October 28, 1971, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees agree to pay Greenville County property taxes for the tax year 1979 and subsequent years.

*Handwritten notes:* 501.4-1-12.2  
-356 - → 1.75 AC  
out of 501.4-1-12

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 11th day of October 19 78  
Signed, sealed and delivered in the presence of:  
Allen S. P. [Signature] (SEAL)  
W. E. GARNER (SEAL)

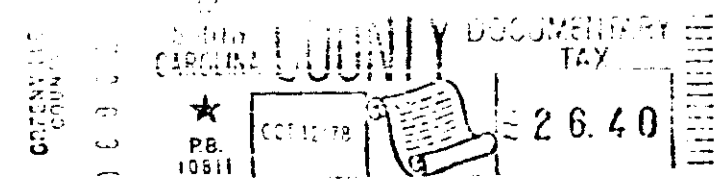
STATE OF SOUTH CAROLINA } PROBATE 48.00  
COUNTY OF GREENVILLE }  
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 11th day of October 19 78  
Allen S. P. [Signature] (SEAL)  
[Signature]  
Notary Public for South Carolina  
My Commission expires: 11-21-84

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE }  
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 11th day of October 19 78  
Allen S. P. [Signature] (SEAL)  
Mary B. Garner

Notary Public for South Carolina  
My commission expires: 11-21-84  
RECORDED this 12th day of October 1978  
501.4-1-1 at 3:25 P.M. 11681



4328 RV-2