

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S.C.

KNOW ALL MEN BY THESE PRESENTS, that

MERRIE B. FORTNER

in consideration of ONE DOLLAR AND LOVE AND AFFECTION----- 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 ANN FORTNER LEDFORD, her heirs and assigns forever:

ALL of that certain piece, parcel or lot of land in said State and County, Chick Springs Township, in the City of Greer, and being more particularly described as Lot No. 35 as shown on a plat entitled "A Subdivision for McCall Mfg., Co., Greer, S.C." made by Pickell & Pickell, Engineers, Greenville, S.C., May 1949, and recorded in the R.M.C. Office for Greenville County in Plat Book S at Page 76. According to said plat the within described lot is also known as No. 113 Franklin Street (now Delano Avenue) and fronts thereon 92 feet.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

DERIVATION: See Deed of James B. Burrell to Merrie B. Fortner dated September 16, 1958 and recorded in the RMC Office for Greenville County in Deed Book 606, Page 446. Also subject to the same conditions stated in Deed recorded in RMC Office for Greenville County in Deed Book Vol. 385, Page 346.

NO TITLE SEARCH.

11-285-624-7-2

together with all and singular the rights, powers, 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 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)' hand(s) and seal(s) this 5th day of June, 1980.

SIGNED, sealed and delivered in the presence of

Merrie B. Fortner (SEAL)
MERRIE B. FORTNER

Ruby A. Danke (SEAL)

[Signature] (SEAL)

[Signature] (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
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 5th day of June, 1980

Ruby A. Danke (SEAL)
Notary Public for South Carolina

My commission expires 2-22-90

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUNCIATION OF DOWER FEMALE GRANTOR

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

day of 19

(SEAL)
Notary Public for South Carolina.

My commission expires

RECORDED JUN 10 1980 day of 19, at 1:52 P.M., No. 35316

0.22

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