

LAW OFFICES OF

LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

BOOK 140 PAGE 744

KNOW ALL MEN BY THESE PRESENTS, that Bernhard Ludvigsen

in consideration of One and 00/100----- (\$ 1.00) Dollars, Love and Affection the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Ellen Ludvigsen, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 11, Block M on plat of O. P. Mills Property, recorded in Plat Book C at Page 176, having such courses and distances as will appear by reference to said plat.

ALSO: ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, being the northeastern half of Lot 13 of Block M. on plat entitled O. P. Mills Property, recorded in Plat Book C at Page 176 and having the following metes and bounds:

BEGINNING at an iron pin on the western side of Grove Road which is 180 feet from the intersection of Grove and Augusta Roads, and running thence with the western side of Grove Road, S. 45-27 W. 50 feet to an iron pin; thence a new line through Lot 14, N. 48-22 W. 181 feet to an iron pin; thence N. 45-27 E. 50 feet to an iron pin; thence S. 48-22 E. 180.4 feet to the point of beginning.

THE above conveyance is subject to all rights of way, easements and protective covenants affecting the same appearing upon the public records of Greenville County.

THIS being the same property as conveyed to the Grantor herein by deed of Lcroy K. Williamson and Margaret B. Williams recorded in the R.M.C. Office for Greenville County in Deed Book 1040 at Page 394 on July 29, 1976 and re-recorded in the R.M.C. Office in Book 1046 at Page 616 on November 23, 1976.

THE address of the Grantee herein is: H 301 Club Key East, Greenville, S.C. 29601

together with all and singular the rights, members, benefits 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 8th day of January, 1981

SIGNED, sealed and delivered in the presence of

Bernhard Ludvigsen (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

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 8th day of January 19 81

Allen J. J. [Signature] (SEAL)

Notary Public for South Carolina

My commission expires 1-17-90

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

Not Necessary - Grantee Wife of 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 grantor(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 \_\_\_\_\_

Notary Public for South Carolina

My commission expires \_\_\_\_\_

RECORDED

JAN 11 1981

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