FANT AND FANT ATTORNEYS

Title to Real Estate by a Corporation-[illegible]

FILED GREENVILLE CO. S.C. [illegible] 2 [illegible]

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State of South Carolina

County of Greenville

103 Fourth Day St
Piedmont, S.C. 29673

KNOW ALL MEN BY THESE PRESENTS That THE FORTIS CORPORATION (formerly Fortis Enterprises, Inc.) a corporation chartered under the laws of the State of North Carolina and having A place of business at Greenville in the State of SOUTH CAROLINA, for and in consideration of the sum of Twenty Three Thousand, Nine Hundred Dollars and NO/100---
----------($23,900.00)----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Kenneth Wayne Gardner and CHI Hyon Gardner their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the North Side of Fourth Day Street and being known and designated as Lot No. 20 as shown on a plat entitled "Canterbury Subdivision, Section II", prepared by Heaner Engineering Co., Inc. Dated July 17, 1972, and subsequently revised through March 31, 1976, which plat is recorded in the RMC Office in plat Book 5P at page 31, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the North side of Fourth Day Street at the joint corner of Lots Nos. 19 and 20 and runs thence along the line of Lot 19 N. 11-46-35 W. 126.15 feet to an iron pin; thence S. 76-23 W. 86.41 feet to an iron pin; thence along the line of lot 62 S. 12-52-00 E. 125.00 feet to an iron pin on the Northside of Fourth Day Street; thence along the line of Fourth Day StreetN. 77-08 E. 84.00 feet to the beginning corner:

— 110 — 602.3 — 1 — 85 (NOTED)

This conveyance is subject to all restrictions, zoning ordinances, easements and rights-of-way, of record, affecting the above described property.

This being the same property conveyed to the granting corporation by deed of Vance B. Drawdy, as Trustee under Trust Agreement dated December 28, 1967 made between F.L. Donkle, Jr., et al. and Vance B. Drawdy as Trustee, which deed is dated March 17, 1972 and recorded in The RMC Office for Greenville County, South Carolina, in Deed Book 938 at Page 596.

Grantees to pay all 1977 taxes:

GREENVILLE COUNTY 053876 SOUTH CAROLINA COUNTY DOCUMENTARY TAX 26.40

(CONTINUED ON NEXT PAGE)

602.3

4328 RV.2