

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Morrison, 410 E. Washington St., Greenville, S. C.

1135-973

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Grantees' Mailing Address: Route 2, Box 64-K  
Fudora, Arkansas 71640

FILED  
OCT 22 8 44 PM '80  
GREENVILLE COUNTY S.C.  
BANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that MARY ANN SWEET BRUCE

in consideration of Ten Thousand Five Hundred and no/100ths (\$10,500.00) ----- 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 SAM B. GIARDINA AND EDITH S. GIARDINA

ALL that certain piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, in a subdivision known as River Falls Heights, being shown and designated as Lot No. 24, Section B, on plat of the property of River Falls Realty Company, recorded in the RMC Office for Greenville County, in Plat Book H at Page 32, said lot having a frontage of 70 feet on the Western side of Ellis Ridge Road, and extending back in parallel lines to a depth of 288 feet on the North and 302 feet on the Southern line.

DERIVATION: This is the same property conveyed to the Grantor by Deed of Sophronia S. Morrison recorded on November 6, 1979 in Deed Book 1115 at Page 51 in the RMC Office for Greenville County.

- 355-675-1-24

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or affect the premises.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
OCT 22 1980  
21.00

GREENVILLE COUNTY  
0 8 7 1 7 8  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ OCT 22 '80  
P.B. 10911  
11.55

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 15th day of October 1980

SIGNED, sealed and delivered in the presence of:

Julia P. Taylor (SEAL)  
Donald R. McAlister (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
Mary Ann Sweet Bruce (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of October 1980.

Donald R. McAlister (SEAL)  
Notary Public for South Carolina  
My commission expires: 6-15-89  
Julia P. Taylor

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

NOT NECESSARY  
WOMAN 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, 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 19 day of October 1980.  
\_\_\_\_\_  
\_\_\_\_\_  
Sam B. & Edith S. Giardina  
675-01-1-24  
12657

Notary Public for South Carolina.  
My commission expires: \_\_\_\_\_  
RECORDED this 22nd day of October 1980, at 3:44 P/ M., No. 675-01-1-24

370

4328 RV-2

675-01-1-24