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TITLE TO REAL ESTATE - Mann, Foster, Richardson & Fisher, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Ronald F. Gardner

in consideration of -----One and No/100 (\$1.00)----- 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 Patricia B. Gardner, her heirs and assigns, forever;

All my undivided one-half interest in and to:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northerly side of Butternut Drive, near the City of Greenville, S. C., being known and designated as Lot No. 17 on plat of Chestnut Hills as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, Page 35, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of Butternut Drive, said pin being the joint front corner of Lots 16 and 17 and running thence with the common line of said Lots N. 7-55 E. 150 feet to an iron pin, the joint rear corner of Lots 16 and 17; thence N. 82-05 W. 80 feet to an iron pin, the joint rear corner of Lots 17 and 18; thence with the common line of said Lots S. 7-46 W. 146.8 feet to an iron pin on the northerly side of Butternut Drive; thence with the northerly side of Butternut Drive S. 79-47 E. 79.4 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, affecting the above-described property.

The grantee assumes and agrees to pay that certain mortgage in favor of C. Douglas Wilson & Co.  
-216-102-2-76

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 13th day of August 19 73.  
SIGNED, sealed and delivered in the presence of  
Ronald F. Gardner (SEAL)  
RONALD F. GARDNER  
Paul J. Foster (SEAL)  
Frances R. Leetke (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 13th day of August 19 73 .  
Paul J. Foster (SEAL)  
Notary Public for South Carolina  
My commission expires: 4-7-79  
Frances R. Leetke

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER GRANTEE WIFE OF GRANTOR  
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  
13th day of August 19 73 .  
Paul J. Foster (SEAL)  
Notary Public for South Carolina  
My commission expires:  
RECORDED this 15th day of August 19 73 at 12:19 P. M. No. 4779