

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3:03 PM

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KNOW ALL MEN BY THESE PRESENTS, that David R. Wagner and Martha C. Wagner

in consideration of One and No/100----- 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 Martha C. Wagner, as Trustee under an Irrevocable Trust Agreement by and between David R. Wagner as Trustor and Martha C. Wagner as Trustee, dated August 4, 1972, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, consisting of a strip two (2') feet in width, as shown on a plat of property of the A. G. Burgess Estate, prepared by T. Craig Keith, RLS, on August 13, 1971, and having the following courses and distances, to-wit:

BEGINNING at a point at the Southwest corner of a 12.5 acre tract conveyed to David R. Wagner and Martha C. Wagner by Deed Book 926 at Page 539 (Auditor's Book 687.6-1-21.5), said point being located two (2') feet East of the Old River Run (shown as a branch on the aforesaid plat), and running thence along a line two (2') feet East of said Run as follows: N.5-30 W. 120 feet and N. 29-00 W. 88 feet to the junction of said Run with a ditch (shown as a stream on said plat); thence in a Western direction two (2') feet to the center of said Run; thence along the center of said Run as follows: S.29-00 E. 88 feet and S. 5-30 E. 120 feet to a point in said Run; thence in an Eastern direction two (2') feet to the point of beginning.

687.6-1-21.5

This conveyance is subject to all restrictions, set-back lines, easements, and rights of way, which are a matter of record or actually existing on the ground affecting said property.

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 22nd day of October, 1974.

SIGNED, sealed and delivered in the presence of

Donna Kay Walden
Notary Public for South Carolina
My commission expires: 7-17-77

David R. Wagner (SEAL)
David R. Wagner (SEAL)
Martha C. Wagner (SEAL)
Martha C. Wagner (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 22nd day of October, 1974.

Donna Kay Walden (SEAL)
Notary Public for South Carolina
My commission expires: 7-17-77

Joe H. Dumbale

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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

22nd day of October, 1974.
Donna Kay Walden (SEAL)
Notary Public for South Carolina
My commission expires: 7-17-77

Martha C. Wagner

RECORDED this 2nd day of DEC 2 1974 at 3:03 P. M. No. 13649

RECORDED

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