

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.H.C.

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KNOW ALL MEN BY THESE PRESENTS, that DR. BERNHARD LUDVIGSEN

in consideration of THIRTY-NINE THOUSAND AND NO/100THS (\$39,000.00)----- 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 GERHARD W. TORBAHN AND RUTH TORBAHN, THEIR HEIRS AND ASSIGNS:

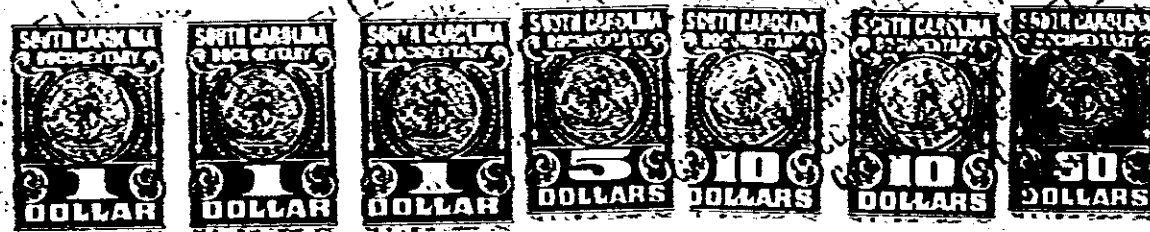
ALL that certain piece, parcel or lot of land situate, lying and being in Glassy Mountain Township, Greenville County, South Carolina, containing 38.1 acres, more or less, according to a survey for Bernhard Ludvigsen by W. N. Willis, Engrs., dated January 2, 1973, and having the following courses and distances:

BEGINNING at an old iron pin at the Southwest corner of said tract, and running thence along the Lockhart line N. 11-32 E. 1748 feet to an old iron pin; thence along the Phillips line S. 81-30 E. 199 feet to an old iron pin; thence along the Greene line S. 80-30 E. 815 feet to an old iron pin; thence along the line of other Ludvigsen property S. 8-05 W. 250 feet to an old iron pin; thence S. 8-05 W. 789.5 feet to an old iron pin; thence along the Williams line S. 8-05 W. 392 feet to a large poplar; thence along the Waldrop line S. 84-35 W. 1172 feet to the beginning.

THIS being the smaller tract of land conveyed to the Grantor by a deed of Thomas D. West recorded in the RMC Office for Greenville County in Deed Book 901 at Page 5. THIS conveyance is made subject to any and all restrictions, easements or zoning ordinances that may appear of record, on the recorded plat(s) or on the premises.

- 215-627.2-1-31

REFERENCE is made to Plat Book OO at Pages 378 and 379 for an Agreement on the Lockhart line.



Greenville County
Stamps
Paid \$ 42.90
Act No. 380 Sec. 1

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 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 JULY 19 76.

SIGNED, sealed and delivered in the presence of:

William I. Bouton
Notary Public for South Carolina
My Commission expires December 11, 1979

Dr. Bernhard Ludvigsen (SEAL)
DR. BERNHARD LUDVIGSEN (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 8th day of JULY 19 76.

William I. Bouton (SEAL)
Notary Public for South Carolina
My Commission expires December 11, 1979

Capew Benton

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 8th day of JULY 19 76.

Capew Benton (SEAL)

Ellen K. Ludvigsen
ELLEN K. LUDVIGSEN

Notary Public for South Carolina
My Commission Expires September 11, 1985
RECORDED U.S. 18th day of JULY 19 76

19 76 at 2:49 P/ M. No. 727

4328 RV-2J