

Grantee's Mailing Address: *4013 Fortner Dr 3864 Greenville S.C. Greenville NC 27604*

TITLE TO REAL ESTATE - Offices of Bozeman, Grayson & Smith, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S.C.

VOL 1200 PAGE 401

NOV 14 10 28 AM '83

KNOW ALL MEN BY THESE PRESENTS, that DONALD VIRGINIA FORTNER of Greenville, S. C. R.M.C.

In consideration of One and No/100 (\$1.00) Dollars,
and quitclaim of Grantor's interest
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Mollie Ray Fortner, her heirs and assigns forever:

ALL that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, located about 27 miles up the Geer Highway about 250 yards above Bald Rock about 260 feet East of the Swimming Pool on the North side of the old Caesars Head Road beginning at the North East corner of W. F. Fortner line on said Road at Iron Pin and running a North Westerly course along W. F. Fortner Line 58 feet to Swimming Pool Street., thence skipping 50 feet for said St., thence beginning on N. Side of St. at W. F. Fortner line at pin, a north westerly course along W. F. Fortner line to Old Caesars head to an iron pin; thence N. 87 E. 60 feet to line pin; thence a south easterly course about 200 ft. to iron pin on Swimming Pool St. on N. side; thence skipping 50 ft. for said St., thence beginning on S. side of St. at pin a south easterly course 65 ft. to Old Caesars Head Road to pin; thence a S. Westerly course down Old Caesars Head Road 60 ft. to beginning.

Being a part of the land J. M., G. C. & J. D. Fortner bought from the State of South Carolina date 1926. Said lot is 30 ft. from Branch in old Road.

The above described property is the same conveyed to A. B. Fortner in April of 1947 by deed recorded in the RMC Office for Greenville County in Deed Vol. 330 at Page 145. Subsequently, on June 5, 1973 the Greenville County Tax Collector conveyed the property to S. T. Lineberger by deed recorded in the RMC Office for Greenville County in Deed Vol. 977 at Page 209. Questions have arisen concerning the sufficiency of said tax deed. In January of 1965 A. B. Fortner died and one of his children was the Grantor. The Grantor hereby conveys all of his right, title and interest, if any, in and to the above described property to the Grantee herein. This is a quitclaim deed only.

6(355) 687.7-1-3.2 (note)

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) heirs, or successors, and assigns, forever. And the grantor(s) hereby warrants and defends the title to the premises to the grantee(s) and the grantee(s) heirs, or successors, and assigns, and forever defend all and singular said premises unto the grantee(s) and the grantee(s) heirs, or successors, and assigns, and the grantee(s) heirs, or successors, and assigns, shall have and enjoy the premises and the premises thereunto in full and quiet possession, peace and quiet enjoyment, unto the grantee(s) and the grantee(s) heirs, or successors, and assigns, forever.

WITNESS the grantor's(s) hand(s) and seal(s) this 13th day of September 19 83

SIGNED, sealed and delivered in the presence of:

Virginia Fortner (SEAL)
Virginia Fortner

Contance J. Fortner
Cheryl J. Capps

____ (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13th day of September 1983

John W Fortner (SEAL)
Notary Public for South Carolina.
My Commission Expires: Apr 6 1989

Cheryl J. Capps

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER - NOT NECESSARY

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) 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

day of 19

Notary Public for South Carolina.
My Commission Expires

RECORDED this NOV 14 1983 day of NOV at 10:28 A M, No 15627 4.0000

0.40

1328-11-2