

19 Rose Garden St.
Spartanburg, SC 29187
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1225 PAGE 111

KNOW ALL MEN BY THESE PRESENTS, that Paul T. Hires and N. Gail Hires

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 James A. Gardner, his 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, on the eastern side of Lowndes Avenue, and being shown on a plat of survey prepared by Jeffery M. Plumblee, and recorded in the RMC Office for Greenville County in Plat Book 10-U at Page 46, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Lowndes Avenue at the joint corner of property of William H. Kirby and Mary Frances Kirby, and running thence N. 54-11 E. 200 feet to an iron pin; thence S. 47-17 E. 76.5 feet to an iron pin; thence S. 54-15 W. 200 feet to an iron pin; thence N. 34-36 W. 40.1 feet to an iron pin; thence S. 47-50 W. 18.8 feet to an iron pin on Lowndes Avenue; thence along said Avenue, N. 31-48 W. 36.9 feet to an iron pin at the point of beginning.

THIS being the same property conveyed to the grantors herein by deed of William H. Kirby and Mary Frances Kirby, dated July 30, 1984, and recorded in the RMC Office for Greenville County on July 31, 1984, in Deed Book 1218 at Page 322.

THIS conveyance is subject to all easements, restrictions, rights-of-way, roadway, or other matters which may appear by examination of the public record or on the premises herein.

-15-500-193.2-3-221,251

ALSO, All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Lowndes Avenue and being shown on a plat of survey prepared by Jeffery M. Plumblee, recorded in the RMC Office for Greenville County in Plat Book 10-U at Page 45, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the joint front corner with Lot 22 and running thence along the line of Lot 22, N. 54-15 W. 200 feet to an iron pin; thence S. 34-28 W. 82.0 feet to an iron pin; thence S. 54-15 W. 200 feet to an iron pin; thence

(continued on back page)

together with all and singular the rights, members, benefits 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 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 who may hereafter lawfully claim or to claim the same or any part thereof.

WITNESS the grantor(s)'s hands and seals this 10th day of September, 1984

SIGNED, sealed and delivered in the presence of

Clare D. Korte
Lisa L. Knight

Paul T. Hires (SEAL)
N. Gail Hires (SEAL)
E (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and male oath that he saw the within named grantor(s) sign, seal and in the grantor(s)'s presence and deed, deliver the within written deed and that he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 10th day of September, 1984

Lisa L. Knight (SEAL)
Notary Public for South Carolina

Clare D. Korte

My commission expires 2-9-88

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 within named wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each being privately and separately examined by me, did declare that she (they) is (are) fully, voluntarily, and without any compulsion, duress or fear of any person who may hereafter claim or to claim the same, and forever relinquish unto the grantor(s) and the grantor(s)'s heirs or successors and assigns, all her (their) interest and estate, and all her (their) right and claim of dower of, in and to all and singular the premises within mentioned and hereof.

GIVEN us freely and lawfully this 10th day of September, 1984

Lisa L. Knight (SEAL)
Notary Public for South Carolina

N. Gail Hires
N. Gail Hires

My commission expires 2-9-88

RECORDED ON _____ day of _____, 1984

(CONTINUED ON NEXT PAGE)