

FILED
GREENVILLE CO. S. C.
JAN 25 1 59 PM '71

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STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Marion G. Clardy,

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 Peggy L. Clardy, her heirs and assigns, forever:

ALL that lot of land in Greenville County, State of South Carolina, in Gantt Township, known and designated as Lot No. 49, according to plat of property of Woodfields, Inc., a subdivision located on the southwest side of the Augusta Road, said lot having the following metes and bounds, according to plat made by Dalton & Neves, Engineers, recorded in the R. M. C. Office for Greenville County in Plat Book S, Page 113:

BEGINNING at an iron pin on Crestfield Road, joint front corner of Lot 50 and running thence along line of Lot 50, N. 38-23 W. 246.3 feet to an iron pin, joint rear corner of Lot 40; thence along rear line of Lot 40, N. 48-49 E. 75.2 feet to an iron pin, joint corner of Lot 48; thence along line of Lot 48, S. 38-23 E. 250.2 feet to an iron pin on Crestfield Road; thence along Crestfield Road S. 51-37 W. 75 feet to the beginning corner .

For deed into grantor see Deed Book 360 at page 383.

This conveyance is made subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described 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 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 23 day of January 19 71 .

SIGNED, sealed and delivered in the presence of:

[Handwritten signatures of witnesses]

[Signature of Marion G. Clardy] (SEAL)
Marion G. Clardy

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

SWORN to before me this 23 day of January 19 71

[Signature of Notary Public] (SEAL)
Notary Public for South Carolina.
My Commission Expires: 12/17/79

[Signature of Judge W. Ellis]

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
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

23 day of *[Signature]* 19 71
[Signature] (SEAL)
Notary Public for South Carolina.
12/17/79

[Signature of Ruby P. Clardy]

RECORDED this 25th day of January 19 71 at 1:59 P. M., No. #17092

159-370-2-9