

FILED
GREENVILLE CO. S. C.
JUN 27 1 03 PM '71
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Bennett H. Clark, of Greenville County

33.00

in consideration of Thirty Thousand and No/100 (\$30,000.00)-----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 Jack P. Dean and Joy Gaul Dean, their heirs and assigns forever:

All that piece, parcel or lot of land in Greenville County, South Carolina, being known and designated as Lot No. 96, Section II, of Westcliffe Subdivision, as shown on a plat thereof prepared by Piedmont Engineers & Architects, December 11, 1963, revised September 24, 1965 and recorded in the R. M. C. Office for Greenville County in Plat Book JJJ at pages 72, 73, 74 and 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of South Folkshire Court and running thence along the joint line of Lots Nos. 95 and 96, S. 30-11 E. 169.7 feet to an iron pin; thence running S. 58-12 W. 111.0 feet to an iron pin; thence running S. 77-43 W. 113.2 feet to an iron pin; thence running along the joint line of Lots Nos. 96 and 97, N. 17-39 E. 228.0 feet to an iron pin on the eastern side of South Folkshire Court; thence running along South Folkshire Court, S. 86-26 E. 30.0 feet to a point; thence continuing with South Folkshire Court, N. 62-05 E. 30.0 feet to the point of beginning; being the same conveyed to me by Lloyd W. Gilstrap by deed recorded in Deed Vol. 801 at Page 86.

ALSO: All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 97 on a plat of Westcliffe recorded in Plat Book JJJ at pages 74 and 75 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of South Folkshire Court at the joint corner of Lots 97 and 98 and running thence with the line of Lot 98, S. 61-55 W. 225 feet to pin in line of Lot 107; thence with the line of Lot 107, S. 29-40 W. 129.8 feet to a pin; thence S. 52-48 E. 84 feet to a pin; thence N. 88-53 W. 100 feet to a pin; thence N. 77-43 E. 48.5 feet to a pin at corner of Lot 96; thence with the line of Lot 96, N. 17-39 E. 228 feet to pin on South Folkshire Court; thence with the South side of said Court, N. 27-21 W. 45 feet to the beginning corner; being the same conveyed to me by Lloyd W. Gilstrap by deed recorded in Deed Vol. 794 at Page 471.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

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) do(es) hereby bind the grantor(s) and the grantor(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)' 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 25th day of June 19 71

SIGNED, sealed and delivered in the presence of:

Bennett H. Clark (SEAL)
Bennett H. Clark

Patricia H. Grayson
Carolyn A. Giddett

(SEAL) (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 25th day of June 19 71

Patricia H. Grayson (SEAL)
Notary Public for South Carolina.

Carolyn A. Giddett

My Commission Expires: 11/19/79

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER

Grantor - Single

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

(SEAL)
Notary Public for South Carolina.

RECORDED this 25th day of June 19 71 at 1:08 P. M. No. #31559

305- B3.2.5-93#94