

1023-412

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that L. A. CLARK

in consideration of NINETEEN THOUSAND, SEVEN HUNDRED AND NO/100 (\$19,700.00)----- 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 ERNEST CHANDLER and CORINE L. CHANDLER, their heirs and assigns,

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southern side of Pleasant Ridge Avenue, in the City of Greenville Greenville County, South Carolina, being shown and designated as portions of Lots 142 and 143 on a plat of Pleasant Valley, made by Dalton & Neves Engineers, dated April 1946, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book P, page 93, and having according to a more recent plat thereof made by C. C. Jones, Engineer, dated August 18, 1975, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Pleasant Ridge Avenue, in the center line of Lot No. 142 (said iron pin being located N. 89-52 E., 30 feet from the joint front corners of Lots Nos. 141 and 142 as shown on Plat Book P, page 93), and running thence along the southern side of Pleasant Ridge Avenue, N. 89-52 E., 60 feet to a point in the center line of Lot No. 143; thence a line through the center line of Lot No. 143, S. 0-08 E., 160 feet to a point; thence along the rear lines of Lots Nos. 142 and 143, S. 89-52 W., 60 feet to a point in the center of the rear line of Lot No. 142; thence a line through the center line of Lot No. 142, N. 0-08 W., 160 feet to an iron pin, the point of BEGINNING.

The above property is the same conveyed to the grantor herein by deed of J. M. Boiter recorded in Deed Book 760, page 43, and is hereby conveyed subject to rights of way, easements, conditions, roadways and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees herein assume and agree to pay Greenville County and City property taxes for the tax year 1975 and subsequent years.

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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 assigns against the grantor(s) and the grantor(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 28 day of August 19 75.

Signed, sealed and delivered in the presence of:

Aileen D. Putman (SEAL) John M. Dillard (SEAL)

L. A. Clark



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

SWORN to before me this 28 day of August 19 75

Aileen D. Putman (SEAL) Notary Public for South Carolina 11-21-84 My commission expires:

John M. Dillard



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 (twist) 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 28 day of August 19 75

Aileen D. Putman (SEAL) Notary Public for South Carolina 11-21-84 My commission expires:

Pauline Clark

RECORDED this day of AUG 29 1975 at 12:50 P. M. No. 5546

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