

FEB 6 2 36 PM '76

DONNIE S. TANKERSLEY
R.M.C.

Vol 1031 p. 506

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that **Leake & Garrett, Inc.**
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Mauldin, State of South Carolina, in consideration of
-----**Thirty-six Thousand Five Hundred and 00/100 (\$36,500.00)**----- Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto **James C. Clardy and Billie Ann W. Clardy, their heirs and assigns:**

ALL that piece, parcel or lot of land, with all improvements thereon, situate,
lying and being in the State of South Carolina, County of Greenville, City of
Mauldin, being known and designated as Lot #39 on a plat of Woodhedge Section
1, by Piedmont Engineers and Architects, recorded in the RMC Office for Green-
ville County in Plat Book 5D at page 58, and according to said plat, having
the following metes and bounds:

BEGINNING at a point on Bluestone Court, joint corner of Lots #38 and #39
of Woodhedge Subdivision; thence running S. 46-54 E. 174.9 feet to a point;
thence running S. 44-34 W. 114.13 feet to a point on Adams Mill Road, joint
corner of Lots #39 and #40; thence running N. 56-39 W. 160.35 feet to a point;
thence N. 4-57 W. 30.72 feet to a point; thence running N. 47-14 E. 121.11 feet
to the point of beginning.

- 799-1162-1-321

This is the same property conveyed to grantor by deed of Lots-N-Ways, Inc.,
recorded in the RMC Office for Greenville County in Deed Book 1014 at page
246.

This property is conveyed subject to easements, rights of way, and restrictions
of record.



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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 5th day of February 19 76.

SIGNED, sealed and delivered in the presence of:

George P. Phillips
Paul D. Cross, Jr.

Leake & Garrett, Inc. (SEAL)
A Corporation
By: [Signature]
President
[Signature]
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor'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 5th day of February 19 76 .

Paul D. Cross, Jr. (SEAL)
Notary Public for South Carolina.

George P. Phillips

My commission expires: 2/28/83

RECORDED this day of FEB 6 1976 at 2:36 P. M., No. 20083

M62

0306

4328 RV-2