

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

JUN 11 4 58 PM '76

DONNIE S. TANKERSLEY

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KNOW ALL MEN BY THESE PRESENTS, that We, Wayne A. Pettit and Karen M. Pettit

in consideration of the sum of Three thousand three and 68/100 - - (\$3,003.68) - - - - - Dollars,  
and assumption of mortgage, as set out below:

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell  
and release unto George K. Clardy and Sylvia W. Clardy, their heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, situate, lying and being on the northern  
side of Hartsville Street, being shown and designated as Lot 204 on a Plat Entitled  
"Final Plat -- Section Three -- ORCHARD ACRES", recorded in the R. M. C. Office  
for Greenville County in Plat Book QQ, at Page 143, and having, according to said  
Plat, the following metes and bounds:

BEGINNING at an iron pin on the northern edge of Hartsville Street, joint front  
corner of Lots 203 and 204 and running thence along the line of Lot 203, N 03-21 W,  
175 feet to an iron pin in the property line; thence along the property line N 88-21 E,  
106.4 feet to an iron pin in the line of Lot 206; thence S 01-59 W, 172.5 feet to an  
iron pin on the northern edge of Hartsville Street; thence along said Street S 86-39 W,  
90 feet to the point of beginning. — 276 - T 31 - 3 - 150

This conveyance is subject to all restrictions, set back lines, roadways, zoning  
ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantors herein by deed from Ronald K.  
Bridges, dated July 19, 1973, recorded in Deed Book 979, at Page 512.

As a part of the consideration herein, the Grantees assume and agree to pay that  
certain mortgage in favor of Fidelity Federal Savings and Loan Association in the  
principal amount of \$31,300.00, dated July 19, 1973, recorded in the R. M. C. Office  
for Greenville County in Mortgage Book 1285, at Page 230, and having a present  
balance due thereon of \$30,496.32.

Greenville County  
Stamps  
Paid \$ 3.85  
Act No. 380 Sec. 1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-  
pertaining; 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 per-  
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 1st day of June 1976

SIGNED, sealed and delivered in the presence of:

*W. Clark D...  
Kathryn S. Cunningham*

*Wayne A. Pettit*  
Wayne A. Pettit  
*Karen M. Pettit*  
Karen M. Pettit

ANCELLED  
SOUTH CAROLINA  
1 DOLLAR  
5 DOLLARS

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 1st day of June 1976.

*W. Clark D...* (SEAL)  
Notary Public for South Carolina.

*Kathryn S. Cunningham*

My commission expires 9/29/81

ANCELLED  
SOUTH CAROLINA  
1 DOLLAR

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  
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 whomso-  
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-  
tate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 1st  
day of June 1976  
*W. Clark D...* (SEAL)  
Notary Public for South Carolina.

*Karen M. Pettit*  
Karen M. Pettit

My commission expires 9/29/81

RECORDED this day of JUN 4 1976 at 4:58 P. M., No. 31663

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