

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1051 933

KNOW ALL MEN BY THESE PRESENTS, that I, Danny L. Runion

in consideration of Five Thousand Nine Hundred Ninety-Nine and 54/100-----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 James D. Clardy and Anita G. Clardy, their heirs and assigns forever;

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northeastern side of Elizabeth Drive and being known and designated as Lot No. 309 on a plat of CHEROKEE FOREST Subdivision, recorded in the RMC Office for Greenville County in Plat Book EE at Pages 78 and 79, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Elizabeth Drive at the joint front corner of Lots 308 and 309 and running thence with the line of Lot 308, N.56-30 E. 195 feet to an iron pin; thence S.33-30 E. 100 feet to an iron pin at the rear corner of Lot 310; thence with the line of Lot 310, S.56-30 W. 195 feet to an iron pin on Elizabeth Drive; thence with the northeastern side of said Drive, N.33-30 W. 100 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantor herein by deed from Joseph G. Yeager and Thelma H. Yeager, recorded in the RMC Office for Greenville County in Deed Book 1003 at Page 688 on July 26, 1974.

The Grantees herein assume and agree to pay that certain mortgage to First Federal Savings & Loan Association in the original amount of \$29,900.00, recorded in the RMC Office for Greenville County in Mortgage Book 1317 at Page 798 and having a present balance of \$29,290.46.

The mailing address of the Grantee herein is 403 Elizabeth Drive, Greenville, South Carolina.

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 1st day of March 19 77.

SIGNED, sealed and delivered in the presence of:

Kathy H. Bruney
Bruney

Danny L. Runion (SEAL)
DANNY L. RUNION (SEAL)
SOUTH CAROLINA (SEAL)
DOCUMENTARY TAX COMMISSION (SEAL)
DOCUMENTARY STAMP TAX 12.00 (SEAL)
PROBATE

STATE OF SOUTH CAROLINA }
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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 March 19 77.

Kathy H. Bruney (SEAL)
Notary Public for South Carolina.
My commission expires 6/6/83.

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
06.60

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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 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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 1st day of March 19 77.

Kathy H. Bruney (SEAL)
Notary Public for South Carolina.
My commission expires 6/6/83.

Teressa D. Runion

RECORDED this day of MAR 2 1977 at 3:41 P. M., No. 20007

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