

117 Boulder Road, Rt. 10
Greenville, S. C.

TITLE TO REAL ESTATE-- Offices of William B. James, Attorney at Law, 114 Williams St., Greenville, S. C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that We, Lee H. Clippard and Merrily M. Clippard

in consideration of Fifty-Two Thousand Nine Hundred Fifty and no/100 (\$52,950.00)----- 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 Stephen A. Chamness and Ellen A. Chamness, their heirs and assigns, forever,

All that piece, parcel or lot of land situate, lying and being at the northeastern corner of the intersection of Boulder Road and Cold Springs Road, in the Town of Mauldin, County of Greenville, State of South Carolina, and known and designated as Lot No. 57, Section 1, of a subdivision known as Forrester Woods, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4N at page 78, and according to said plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Boulder Road, at the joint corner of Lots 56 and 57 and running thence with the joint line of said lots, S. 62-24 E., 110 feet to an iron pin at the joint corner of Lots 57 and 58; running thence with the joint line of said lots, S. 27-38 W., 146.4 feet to an iron pin on the northeastern side of Cold Springs Road; running thence with said road, N. 60-30 W., 85 feet to an iron pin at the intersection of Cold Springs Road and Boulder Road; running thence with said intersection, N. 16-27 W., 35.9 feet to an iron pin on Boulder Road; running thence with Boulder Road, N. 27-36 E., 117.8 feet to an iron pin, point of beginning.

-799-M9.1-1-70

This is the identical property conveyed to the Grantors herein by deed of The Equitable Life Assurance Society of the United States, a New York Corporation, dated April 15, 1976, recorded April 30, 1976, in the RMC Office for Greenville County in Deed Book 1035, at page 572.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

STAMP TAX 106.00

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 October, 19 78

SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of October, 19 78

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 6/13/79
[Signature]

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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, 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 25th day of October, 1978

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 6/13/79
[Signature]

RECORDED this OCT 26 1978 day of at 2:00 P.M.

GREENVILLE COUNTY DOCUMENTARY TAX 58.30

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