

FILED
GREENVILLE CO. S. C.

TITLE TO REAL ESTATE - Prepared by PYLE & LEAPHART, Attorneys at Law, Greenville, S. C.

MAY 22 3 55 PM '79

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that James M. South and Robbie B. South

in consideration of Thirty-Five Thousand and 00/100 (\$35,000.00) ----- 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

Ronald S. Clement, his heirs and assigns, forever:
30 Augusta Court, Greenville, S. C. 29605

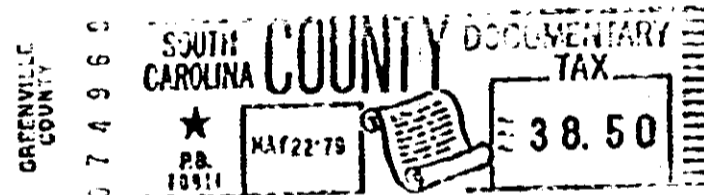
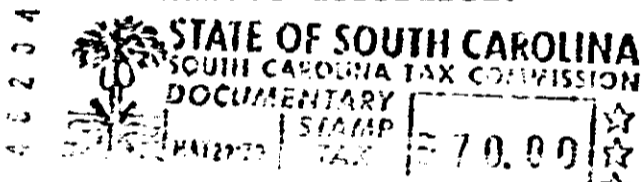
All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 12, Block A, on a plat of Augusta Court, which plat is recorded in the RAC Office for Greenville County in Plat Book F, at Page 124, and having according to a more recent plat of the property of Ronald S. Clement prepared by Carolina Surveying Company, R. B. Bruce, RLS #1952, and recorded in the RAC Office for Greenville County in Plat Book 7-F at Page 17, the following metes and bounds, to-wit:

-14- 519-214-1-13

BEGINNING at an iron pin on the northerly side of Augusta Court at the joint front corners of Lots 12 and 13 and running thence with the joint line of said lots N. 52-03 E., 190 feet to an iron pin; thence S. 37-57 E., 65 feet to an iron pin; thence S. 52-03 W., 188.2 feet to an iron pin on the northerly side of Augusta Court; running thence with the said side of Augusta Court N. 39-33 W., 65 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantors herein by deed of Henry C. and Patricia C. Abercrombie recorded in the RAC Office for Greenville County on January 22, 1976 in Deed Book 1030 at Page 527.

This conveyance is made subject to all restrictions, set back lines, roadways, easements, rights of way, and encroachments, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.



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 22nd day of May 1979.

SIGNED, sealed and delivered in the presence of:

[Signatures of James M. South and Robbie B. South] (SEAL)
[Signatures of witnesses] (SEAL)

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

SWORN to before me this 22nd day of May 1979

[Signature of Notary Public] (SEAL)
Notary Public for South Carolina
My commission expires: 6/30/80

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 (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 22nd day of May 1979.
[Signature of Notary Public] (SEAL)
Notary Public for South Carolina
My commission expires: 5-22-83

RECORDED this _____ day of MAY 22 1979 at 3:55 P. M. No. 31251

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