

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEED GRANTEE'S ADDRESS BOOK 1127 PAGE 466

Route 1
Simpsonville, SC 29681

KNOW ALL MEN BY THESE PRESENTS, that DOROTHY M. CLIFTON

in consideration of Ten Dollars (\$10.00) Love and Affection ----- 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 LUCETTA CLIFTON, her heirs and assigns, forever:

1/4 of my undivided 1/3 interest (or an undivided 1/12 interest) in:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Mauldin, on the northwestern side of Balcombe Blvd., containing approximately 3.2 acres, and being shown and designated on a compiled plat of Property of Lucetta M. Clifton, Jack Clifton and Dorothy M. Clifton, prepared by Freeland & Associates, dated 3-10-80 and recorded in the RMC Office for Greenville County in Plat Book 7-Z, Page 57, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin near the center of Balcombe Blvd., joint corner of property of the Lakewood Subdivision and running thence N.44-22 W. 787.0 feet to an iron pin; thence turning and running with the Burdette line N.31-15E. for a total distance of 155.0 feet to an iron pin on the line of property of the Greenville County School District; thence with the school district line, S 52-41 E. for a total distance of 414.7 feet to an iron pin; thence turning and running S. 47-16 W. 56.6 feet to an iron pin; thence turning and running S.46-16 E. 435.0 feet to an iron pin near the center of Balcombe Blvd.; thence running along the center of said Balcombe Blvd. S. 51-44 W. a total distance of 170.0 feet to an iron pin, the point of Beginning.

16-299-291-1-5.4, 5.2 note

A twenty (20") foot easement for right of ingress and egress to and from Tract "A" and Tract "B", as shown on above referred to survey, is hereby reserved.

The purpose of this Deed and a similar deed of Jack Clifton to be recorded even date herewith is to give Lucetta M. Clifton an undivided 1/2 interest in said property.

This is the same property conveyed to grantor by deed of Earl T. Baughman recorded in RMC Office for Greenville County on May 2, 1980 in Deed Book 1125 at Page 90.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

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 13th day of June, 1980.

SIGNED, sealed and delivered in the presence of:

H. Michael Sp...
Earl T. Baughman

Dorothy M. Clifton (SEAL)
Dorothy M. Clifton (SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA }
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FROBATE

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 13th day of June 19 80

H. Michael Sp... (SEAL) *Earl T. Baughman*
Notary Public for South Carolina.

My commission expires _____

STATE OF SOUTH CAROLINA }
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NO RENUNCIATION OF DOWER REQUIRED
WOMAN GRANTOR

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 (they) acts 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 _____ day of _____ 19 _____

(SEAL)
Notary Public for South Carolina

My commission expires _____

RECORDED JUN 16 1980 9:20 A. M. No. 35722

1980 JUN 16

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