

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee(s) Mailing Address:

38 Mt. Vista Avenue
Greenville, S. C. 29605

KNOW ALL MEN BY THESE PRESENTS, that PHILIP A. CLAYTON and PATRICIA W. CLAYTON

in consideration of Fifty-Three Thousand Nine Hundred and no/100 (\$53,900.00)-----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 JONATHAN P. PEARSON and GRACE H. PEARSON, their heirs and assigns forever:

ALL that lot of land in the City of Greenville, County of Greenville, State of South Carolina, shown as Lot 176 on the southern side of Mountivista Avenue according to a plat of Traxler Park recorded in Plat Book F, Pages 114-115, in the R. M. C. Office for Greenville County, and being further described according to said plat as follows:

BEGINNING at an iron pin on the southern side of Mountivista Avenue at the joint front corner of Lot 175 and 176 and running thence along the line of Lot 175 S. 25-23 E. 225 feet to an iron pin at the joint corner of Lots 225 and 224; thence along the line of Lot 224 N. 64-37 E. 70 feet to an iron pin at the joint corner of Lots 224 and 177; thence along the line of Lot 177 N. 25-23 W. 225 feet to an iron pin on the southern side of Mountivista Avenue; thence along Mountivista Avenue S. 64-37 W. 70 feet to the beginning corner.

(15) 519-205-3-44

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

DERIVATION: Deed of George A. Adams and Elizabeth S. Adams recorded July 13, 1978 in Deed Book 1083 at Page 58,

DOCUMENTARY TAX STAMP

GREENVILLE COUNTY 3434
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUL 31 '80 59.40

to have and to hold 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 31st day of July, 19 80

SIGNED, sealed and delivered in the presence of:

[Signatures]

Philip A. Clayton (SEAL)
Philip A. Clayton (SEAL)
Patricia W. Clayton (SEAL)
Patricia W. Clayton (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 31st day of July, 1980

Grace H. Pearson (SEAL)
Notary Public for South Carolina
My commission expires: 8/12/80

[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 31st day of July, 19 80.
Grace H. Pearson (SEAL)
Notary Public for South Carolina
My commission expires: 8/12/80

Patricia W. Clayton
Patricia W. Clayton

RECORDED this 31 day of July 19 80, at 10:41 A/ M., No. 2831

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