

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: *3 Thornbury Ct.
Greenville, SC 29607*

VL 1212-194

KNOW ALL MEN BY THESE PRESENTS, that KELLETT PARK, INC.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, S.C. in consideration of

ONE HUNDRED NINETY SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$196,250.00)----- Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto J. GORDON CLAYTON and BRENDA S. CLAYTON, their heirs and assigns, forever

All that certain piece, parcel or lot of land, located, lying and being in the City and
County of Greenville, State of South Carolina, being shown and designated as Lot No. 12 on
plat entitled, "Section Two, Kellett Park", prepared by C. O. Riddle, RLS, dated August 29,
1983 and recorded in the RMC Office for Greenville County in Plat Book 9-W at Page 100 and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern edge of the right-of-way of Thornbury Court, at
the joint front corner of Lots 12 and 13 and running thence along the joint line of said
lots, N. 36-26-17 W., 99.48 feet to a point; thence S. 67-59-16 W., 76.79 feet to a point
in the line of property now or formerly Colonial Estates Subdivision; thence along said
line, S. 19-35-59 E., 122.30 feet to a point at the joint rear corner of Lots 11 and 12,
running thence N. 70-24-01 E., 77.93 feet to a point in the western edge of the right-of-
way of Thornbury Court; thence along the curve of the right-of-way of Thornbury Court, the
chord of which is N. 22-43-38 E., 41.01 feet to a point at the joint front corner of Lots
12 and 13, the point and place of beginning. *15-500-272-1-59*

TOGETHER WITH a special easement specifically reserved by the Grantor as provided by
Article VIII, Section 3 of the Declaration of Covenants, Conditions and Restrictions for
Kellett Park, heretofore recorded in the Greenville County RMC Office, for the purposes
and under the conditions as are therein set forth, said easement being along the south-
eastern edge of Lot No. 14, the location of which is shown as the shaded area No. 1 on
Exhibit "A", attached hereto and incorporated herein by reference.

SUBJECT TO a special easement specifically reserved by the Grantor as provided by
Article VIII, Section 3 of the Declaration of Covenants, Conditions and Restrictions for
Kellett Park, heretofore recorded in the Greenville County RMC Office, for the purposes
and under the conditions as are therein set forth, said easement being on the north-
western edge of Lot No. 12 and being shown as the shaded area No. 2 on Exhibit "A",
attached hereto and incorporated herein by reference.

This conveyance is made subject to all easements, conditions, covenants, restrictions
and rights-of-way which are a matter of public record and/or actually existing upon the
ground affecting the above-described property and specifically to a 10-foot drainage
easement along the North and West property line and a concrete block wall along the
Western property line, as shown on plat attached hereto as Exhibit "A".
(continued on back)

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 does hereby bind itself and its successors 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 of any
part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly au-
thorized officers, this 8th day of May 19 84

SIGNED, sealed and delivered in the presence of:

Jack Hutchel

Louise S. ...

KELLETT PARK, INC. (SEAL)
A Corporation
By: *[Signature]*

President

Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor'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 8th day of May 19 84

[Signature] (SEAL)

Notary Public for South Carolina
My Commission Expires *3/20/87*

Jack Hutchel

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

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1326-11-21