

TITLE TO REAL ESTATE - Prepared by C. VICTOR PYLE, Attorneys at law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that

JUN 13 9 11 AM '84
DONNIE S. JAMES
R.H.C.

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in consideration of Twelve Thousand and no/100 (\$12,000.00)----- 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 CLARA K. LEAPARD, her heirs and assigns forever:

Rt. 5, Box 132, Simpsonville, S.C. 29681

ALL that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina and according to plat made for Grantor by C.O. Riddle, RLS, April 19, 1977, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Scuffletown Road at the joint front corner of property of Diane B. Fraylick and running thence with Scuffletown Road N. 12-56 W. 255 feet to iron pin; thence S. 68-54 W. 248.5 feet to iron pin; thence N. 16-12 W. 50 feet to iron pin; thence S. 30-39 W. 313.5 feet to ipo; thence S. 46-07 E. 403.2 feet to ipo on S.C. Highway 417; thence with said Highway N. 31-23 E. 185.5 feet to iron pin; thence S. 74-47 W. 135 feet to iron pin; thence N. 10-14 W. 158 feet to iron pin; thence N. 74-47 E. 242.4 feet to the point of beginning, containing 2.98 acres and being a portion of the property conveyed to Grantor by Luther J. Barbrey recorded on July 21, 1974 in Deed Book 1003 at Page 585.

Grantor reserves the right for a period of thirty (30) days from date within which to remove her furniture from a small house situate on said premises.

This conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

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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)'s heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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)'s heirs, successors and assigns against the grantor(s) and the grantor's(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)'s hand(s) and seal(s) this 12th day of June 1984

SIGNED, sealed and delivered in the presence of:

C. Victor Pyle
Francis Dawn Harrison

Louis Barbrey
Jois Barbrey

(SEAL)
(SEAL)
(SEAL)
(SEAL)

39313

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he (s)he the within named grantor(s) sign, seal and as the grantor's(s)'s act and deed deliver the within deed and that (s)he, with other witness subscribed above witness and the execution thereof.

SWORN to before me this 12th day of June 1984

Francis Dawn Harrison (SEAL)
Notary Public for South Carolina
My commission expires: *2-17-91*

C. Victor Pyle

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

NOT NECESSARY. 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 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)'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.

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RECORDED JUN 13 1984 at 9:11 A/M

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
1984 JUN 13 10 24 AM

GREENVILLE COUNTY DOCUMENTARY
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