

St. 10 Woodhaven Drive, Greenville S.C. 29609

Title To Real Estate Prepared by Timothy H. Farr, Attorney at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S.C.

BOOK 1149 PAGE 376

11 2 AM '81

KNOW ALL MEN BY THESE PRESENTS, that James V. Phoa and Phyllis G. Phoa

Five Hundred Dollars,
in consideration of One Hundred thirty-seven Thousand and no/100ths (\$137,500.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Thomas M. Clark and Ellen M. Clark, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land in the County of Greenville State of South Carolina, shown and designated as Lot No. 31 on Map 3 of Halloran Height, recorded in the RMC Office for Greenville County, South Carolina in Plat Book EE at Page 83, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the westerly side of Audubon Road - Woodhaven Drive, said point being near a lake-dam, and running thence with said Road, N 19-04 E 58 feet to a point; thence continuing with said Road, N 19-04 E 34.3 feet to a point; thence still with the westerly side of said Road, N 44-39 E 149.8 feet to a point; thence with the curve of the intersection of Audubon Road and Woodhaven Drive, the chord of which is N 43-06 W 18.8 feet to a point on the southerly side of Woodhaven Drive; thence with the southerly side of Woodhaven Drive, N 79-02 W 182.3 feet to a point; thence still continuing with the southerly side of said Drive, N 74-44 W 40.7 feet to the joint corner of Lots 30 and 31; thence with the joint line of said lots, S 44-23 W 301.6 feet to a point in or near a lake; thence along and near the center of said lake, S 72-42 E 115.7 feet to a point; thence still on a line near the center of said lake, in an easterly direction, 195 feet, more or less, to the point of beginning.

12(274) P31-1-77

THIS conveyance is subject to all restrictions, zoning ordinances, easements and rights-of-way, of record, affecting the above described property.

DERIVATION: This being the same property conveyed to Grantors herein by deed of Jimmy D. Charping and Ann R. Charping as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1043, Page 876, on October 1, 1976.

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 29th day of May, 19 81
SIGNED, sealed and delivered in the presence of:

Steuw Mulder (SEAL)
Timothy H. Farr (SEAL)
James V. Phoa (SEAL)
Phyllis G. Phoa (SEAL)

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 29th day of May, 1981
Timothy H. Farr (SEAL)
Notary Public for South Carolina
My commission expires: 10-14-86

19 81
Steuw Mulder
GREENVILLE COUNTY
151.25

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUNCIATIC

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 29th day of May, 19 81.
Timothy H. Farr (SEAL)

Phyllis G. Phoa
(Phyllis G. Phoa)

Notary Public for South Carolina
My commission expires: 10-14-86

RECORDED this JUN 4 1981 day of
at 11:41 A.M.

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