

Grantees' mailing address: <sup>MAP 22</sup> Sweetwater Road, Greer, South Carolina 29651

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
DONNIE  
MAY 10 56 AM '83  
R. H. HOSLEY

VOL 1188 PAGE 454

KNOW ALL MEN BY THESE PRESENTS, that we, Stuart M. Hoyt, Jr. and Susan H. Hoyt,

in consideration of One Hundred Twelve Thousand and no/100 (\$112,000.00) ----- 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 James Weir Clark and E. Jane Clark, their heirs and assigns, forever:

All that certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being on the northerly side of Sweetwater Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 412 on plat entitled "Map 3, Section 2, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at Page 2, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of Sweetwater Road, said pin being the joint front corner of Lots 411 and 412 and running thence with the common line of said lots N. 29-40-38 E., 117.69 feet to an iron pin, the joint rear corner of Lots 411, 412 and 410; thence with the common line of Lots 410 and 412 N. 39-21-10 W., 132.61 feet to an iron pin, the joint rear corner of Lots 410 and 412; thence S. 26-13-37 W., 165.55 feet to an iron pin on the northerly side of Sweetwater Road; thence with the northerly side of Sweetwater Road S. 60-54-55 E., 10 feet to an iron pin on the northerly side of Sweetwater Road; thence continuing with Sweetwater Road S. 60-19-22 W., 103.86 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantors herein by deed of Cothran & Darby Builders, Inc., dated September 25, 1980, recorded in Deed Book 1134, page 155, RMC Office for Greenville County.

This property is conveyed subject to all restrictions, setback lines, roadways, easements, and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described, and a 25 foot sanitary sewer easement along side lot line.

11(195)534.6-1-12

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident thereto, 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 7<sup>th</sup> day of

May, 1983,  
*Stuart M. Hoyt, Jr.* (SEAL)  
Stuart M. Hoyt, Jr.

SIGNED, sealed and delivered in the presence of:

*[Signature]* (SEAL)  
*[Signature]* (SEAL)  
*Susan H. Hoyt* (SEAL)  
Susan H. Hoyt (SEAL)

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
STAMP  
MAY 18 1983  
224.00

2 MY 18 83  
1216

STATE OF ~~SOUTH CAROLINA~~ VIRGINIA PROBATE  
COUNTY OF FAIRFAX

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 7<sup>th</sup> day of May, 1983.  
*[Signature]* (SEAL)  
Notary Public for ~~South Carolina~~ Virginia  
My commission expires My Commission Expires October 7, 1984

STATE OF ~~SOUTH CAROLINA~~ VIRGINIA RENUNCIATION OF DOWER  
COUNTY OF FAIRFAX

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 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 7<sup>th</sup> day of May, 1983  
*Susan H. Hoyt* (SEAL)  
Susan H. Hoyt

Notary Public for ~~South Carolina~~ Virginia  
My commission expires My Commission Expires October 7, 1984

RECORDED MAY 18 1983  
at 10:56 AM

GREENVILLE COUNTY  
10311  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
MAY 18 1983  
123.20

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