

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: VOL 1060 PAGE 589
PO BOX 476
MAULDIN, SC 29662

KNOW ALL MEN BY THESE PRESENTS, that JAMES C. CLARDY AND BILLIE ANN W. CLARDY

in consideration of EIGHTEEN THOUSAND THREE HUNDRED FIFTY AND 36/100-----
AND ASSUMPTION OF MORTGAGE AS HEREINAFTER STATED 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
LEAKE & GARRETT, INC. ITS SUCCESSORS AND ASSIGNS FOREVER:

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, being known and designated as Lot #39 on a plat of Woodhedge Section 1, by Piedmont Engineers Architects, recorded in the RMC Office for Greenville County in Plat Book 5D at Page 58, and according to said plat, having the following metes and bounds:

BEGINNING at a point on Bluestone Court, joint corner of Lots #38 and #39 of Woodhedge Subdivision; thence running S. 46-54 E., 174.9 feet to a point; thence running S. 44-34 W., 114.13 feet to a point on Adams Mill Road, joint corner of Lots #39 and #40; thence running N. 56-39 W., 160.35 feet to a point; thence N. 4-57 W., 30.72 feet to a point; thence running N. 47-14 E., 121.11 feet to the point of beginning.

This is the identical property conveyed to the grantors by deed of Leake & Garrett, Inc. recorded in the RMC Office for Greenville County in Deed Book 1031 at Page 306 dated February 6, 1976.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s) or on the premises.

It is understood and agreed that the grantees herein assume and agree to pay the balance of that certain mortgage held by United Federal Savings and Loan Association in the original amount of \$20,000.00, recorded February 6, 1976, recorded in mortgage book 1359 at page 767 and having a current balance of \$19,649.64.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 12th day of July, 1977.

SIGNED, sealed and delivered in the presence of:

Michael Spivey
Barbara M. Spivey

James C. Clardy (SEAL)
JAMES C. CLARDY (SEAL)
Billie Ann W. Clardy (SEAL)
BILLIE ANN W. CLARDY (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 12th day of July 1977

Michael Spivey (SEAL)
Notary Public for South Carolina.

My commission expires 1/24/83

Barbara M. Spivey (SEAL)

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 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

12th day of July 1977.
Michael Spivey (SEAL)
Notary Public for South Carolina.

My commission expires 1/24/83

Billie Ann W. Clardy
BILLIE ANN W. CLARDY

RECORDED this _____ day of _____ 19__

RECORDED JUL 14 1977 At 12:06 P.M. 1:55

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