

Grantees' Address: 208 Sassafras Drive, Pebble Creek S/D, Greenville, S. C. 29637

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1124 PAGE 813

KNOW ALL MEN BY THESE PRESENTS that HORACE E. CLINARD and SUSAN S. CLINARD

in consideration of Twenty-Seven Thousand, One Hundred, Seventy and 76/100 (\$27,170.76) Dollars, and assumption of mortgage the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto WILLIAM H. KNOFF and GAIL S. NAGEL-KNOFF, their heirs and assigns,

ALL that certain piece, parcel or lot of land situate, lying and being on the north-western side of Sassafras Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 64 of a Subdivision known as Pebble Creek, Phase I, plat of which is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 5D at Page 4, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Sassafras Drive at the joint front corner of Lots 64 and 65 and running thence with the joint line of said lots, N. 39-29 W. 226.82 feet to an iron pin on the edge of the Duke Power right of way; running thence with the said right of way, S. 52-56 W. 100 feet to an iron pin at the joint rear corner of Lots 64 and 63; running thence with the joint line of said lots S. 35-52 E. 186.14 feet to an iron pin on the northern side of Sassafras Court; running thence with said court, which line is curved, the chord of which is S. 64-30 E. 32.3 feet; thence continuing S. 21-13 E. 32.13 feet; running thence S. 24-30 E. 10.36 feet to an iron pin on Sassafras Drive; running thence with Sassafras Drive, N. 53-40 E. 33.91 feet; thence continuing with said drive, N. 24-40 E. 79.71 feet to an iron pin, the point of beginning.

This conveyance is subject to all plats, covenants, restrictions, setback lines, roadways, easements, zoning ordinances and rights of way affecting the above described property.

This is the same property conveyed to Grantors by United Builders, Inc. by deed dated August 9, 1978, recorded August 10, 1978, in Deed Volume 1085, Page 44, of the R. M. C. Office for Greenville County, South Carolina.

As a part of the consideration for this conveyance, Grantees assume and agree to pay the balance due on that certain mortgage executed by Horace E. Clinard and Susan S. Clinard to First Federal Savings and Loan Association of Greenville, which mortgage is recorded in the R. M. C. Office for Greenville County in R. E. M. Volume 1440, Page 901, and the present principal balance thereon is \$55,829.24.

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(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 29th day of April, 1980

SIGNED, sealed and delivered in the presence of:

Harry Edward
Duzanne C. Edwards

Horace E. Clinard (SEAL)
Susan S. Clinard (SEAL)

STATE OF SOUTH CAROLINA (SEAL)
COUNTY OF GREENVILLE (SEAL)
DOCUMENTARY TAX STAMP

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 29th day of April, 1980

Harry Edward (SEAL)
Notary Public for South Carolina.

Duzanne C. Edwards

My commission expires Nov. 14, 1985

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 29th day of April, 1980

Harry Edward (SEAL)
Notary Public for South Carolina.

Susan S. Clinard

My commission expires Nov. 14, 1985

RECORDED on APR 29 1980 day of _____ 19.

at 3:19 P.M. 525.6 31769

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