

GRANTEES' ADDRESS:

20 Red Fox Court
Greenville, S.C. 29615

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
S.C.
17 PM '80
HARRISLEY

1128 905

KNOW ALL MEN BY THESE PRESENTS, that We, James R. Clarke and Joyce A. Clarke,

(\$123,500.00)

in consideration of One Hundred Twenty-Three Thousand Five Hundred & No/100 / 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 Frederick H. Leffert and Naomi S. Leffert, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northerly side of Red Fox Court, being shown and designated as Lot No. 40 on a plat entitled "Final Plat Revised Map No. 2 Foxcroft, Section 2", recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 4-N, at Pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Red Fox Court at the joint front corner of Lots 39 and 40 and running thence with the common line of said lots N. 72-00 W. 161.7 feet to an iron pin at the joint rear corner of Lots 39 and 40; thence with the rear line of Lot 22, N. 36-45 E. 140.1 feet to an iron pin at the common corner of Lots 20, 21, 22 and 40; thence with the common line of Lots 20 and 40, S. 85-35 E. 100.1 feet to an iron pin at the joint rear corner of Lots 40 and 41; thence with the common line of said Lots 40 and 41, S. 11-16 E. 140.3 feet to an iron pin on the northerly side of Red Fox Court; thence with the northerly side of Red Fox Court on a curve, the chord of which is S. 73-09 W. 60 feet to an iron pin, the point of beginning.

This being the identical property conveyed to us by deed of Femia P. Treadway dated August 25, 1976, and recorded on August 27, 1976, in the R.M.C. Office for Greenville County, S.C., in Deeds Book 1041, at Page 918.

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

(11) 200-540.9-1-40

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 9th day of July, 1980.

SIGNED, sealed and delivered in the presence of:

D. James K. [Signature]
Alvin K. Seaver

James R. Clarke (SEAL)
JAMES R. CLARKE (SEAL)

Joyce A. Clarke (L)
JOYCE A. CLARKE (L)

STATE OF SOUTH CAROLINA
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Personally appeared the under- 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 9th day of July, 1980.

D. James K. [Signature] (SEAL)
Notary Public for South Carolina.

Alvin K. Seaver

My commission expires 9/30/80

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 9th day of July, 1980.

D. James K. [Signature] (SEAL)
Notary Public for South Carolina.

Joyce A. Clarke
JOYCE A. CLARKE

My commission expires 9/30/80

RECORDED this 10 day of July, 1980 at 2:17 P.M.

GREENVILLE COUNTY
SOUTH CAROLINA
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1980
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NOTARY PUBLIC
S. I. 1020
1042

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