

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RECORDED 23 PM '80
COMM. J. W. WATERSLEY

BOOK 1119 PAGE 617

KNOW ALL MEN BY THESE PRESENTS, that J. COY CLAYTON, Jr. and CLARA Z. CLAYTON

in consideration of Sixty-one thousand five hundred four and 77/100 (\$61,504.77) Dollars, and assumption of mortgage, as set out below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JERRY G. RICHARDSON and PATRICIA M. RICHARDSON, their heirs and assigns:

ALL that certain piece, parcel, or lot of land, situate, lying and being at the easterly intersection of Stone Ridge Road and Middle Brook Road, Greenville County, South Carolina, being shown and designated as Lot 237, on a Plat entitled "Map No. 4, Section One, SUGAR CREEK", recorded in the RMC Office for Greenville County in Plat Book 5-D, at Page 37, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southeasterly side of Middle Brook Road, joint front corner of Lots 237 and 238, and running thence with the common line of said Lots, S 31-37-33 E, 152.54 feet to an iron pin; thence S 56-21-59 W, 140 feet to an iron pin on the northeasterly side of Stone Ridge Road; thence with the northeasterly side of Stone Ridge Road, N 30-54-06 W, 64.7 feet to an iron pin; thence continuing with said Road, N 29-55-00 W, 57.64 feet to the easterly intersection of Stone Ridge Road and Middle Brook Road; thence with said intersection N 10-36-14 E, 38.48 feet to an iron pin on the southeasterly side of Middle Brook Road; thence with said Road, N 54-58-21 E, 111.71 feet to an iron pin, the point of beginning.

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This conveyance is subject to a 5 foot drainage and utility easement on all side and rear lot lines, and to all restrictions, set back lines, roadways, easements and rights of ways, if any, affecting the above property.

This is the same property conveyed to the Grantors herein by deed of Cothran & Darby Builders, Inc., recorded March 1, 1976, in Deed Book 1032, at Page 338.

As a part of the consideration herein, the Grantees assume and agree to pay that certain mortgage given by Cothran & Darby Builders, Inc. in the original amount of \$52,800.00, recorded October 9, 1975, in REM Book 1350, at Page 826, and having a present balance due thereon of \$43,495.23.

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 whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 24 day of January, 1980

SIGNED, sealed and delivered in the presence of

[Handwritten signatures]

J. Coy Clayton, Jr. (SEAL)
Clara Z. Clayton (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 24 day of January 19 80

Notary Public for South Carolina

My commission expires

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RE

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

24 day of January 19 80

Notary Public for South Carolina

My commission expires

RECORDED this 23 1980 day of at 12:23 P.M.

Clara Z. Clayton (SEAL)

GREENVILLE COUNTY

RECORDED 23 1980

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