

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
S.C.  
10 22 AM '81  
WALTERSLEY

GRANTEE'S ADDRESS: 1141 920  
Route 5  
Simpsonville, SC 29681

KNOW ALL MEN BY THESE PRESENTS, that LUCETTA M. CLIFTON, JACK CLIFTON AND DOROTHY M. CLIFTON

in consideration of Cancellation of Mortgage in the amount of One Hundred Twenty-Four Dollars, Thousand Two Hundred Fifty and NO/100 (\$124,250.00) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto EARL T. BAUGHMAN his heirs and assigns forever.

All our right title in and to that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Mauldin, on the northwestern side of Balcombe Blvd., containing approximately 3.2 acres, and being shown and designated on a compiled plat of Property of Lucetta M. Clifton, Jack Clifton and Dorothy M. Clifton, prepared by Freeland & Associates, dated 3-10-80 and recorded in the RMC Office for Greenville County in Plat Book 7-2, Page 57, and having, according to said plat, the following netes and bounds, to-wit:

BEGINNING AT AN IRON PIN NEAR THE CENTER OF Balcombe Blvd., joint corner of property of the Lakewood Subdivision and running thence N 44-22 W 787.0 feet to an iron pin; thence turning and running with the Burdette line N 31-15 E for a total distance of 155.0 feet to an iron pin on the line of property of the Greenville County School District; thence with the school district line, S 52-41 E for a total distance of 414/7 feet to an iron pin; thence turning and running S 47-16 W 56.6 feet to an iron pin; thence turning and running, S 46-16 E 435.0 feet to an iron pin near the center of Balcombe Blvd.; thence running along the center of Balcombe Blvd. S 51-44 W a total distance of 170.0 feet to an iron pin, the point of beginning.

16(299) 291-1-5.2, 5.4

A twenty(20") foot easement for right of ingress and egress to and from Tract "A" and Tract "B", as shown on above referred to survey, it hereby transferred.

Being the same property conveyed to the grantors Lucetta M. Clifton, Jack Clifton and Dorothy M. Clifton by deed of grantee Earl T. Baughman recorded in Deed Book 1125 at Page 90 on 5/2/80 in the RMC Office for Greenville County and subsequently having a 1/12 interest conveyed to Lucetta Clifton from Jack Clifton and Dorothy M. Clifton recorded in Deed Book 1127 at Page 465 on 6/16/80 and Deed Book 1127 at Page 466, respectively, and recorded in the RMC Office for Greenville County.

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.

together with all and singular the rights, members, hereinafter and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold unto and unto the premises before mentioned unto the grantee, and the grantee's heirs or successors and assigns forever. And the grantee, heirs, assigns, and the grantee's heirs or successors, executors and administrators do warrant and forever defend all and singular said premises unto the grantors, and the grantors' heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hands and seals this 22nd day of January, 1981.

SIGNED, sealed and delivered in the presence of

*[Signatures of witnesses]*  
Hope C. Braxton

*[Signature of Lucetta M. Clifton]* (SEAL)  
Lucetta M. Clifton  
*[Signature of Jack Clifton]* (SEAL)  
Jack Clifton  
*[Signature of Dorothy M. Clifton]*  
Dorothy M. Clifton

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Earl T. Baughman, hereinafter called "grantee", appeared before me, a Notary Public for the State of South Carolina, and acknowledged to me that he is the grantee of the premises described above, and that he, with the other witness subscribed below, executed the foregoing instrument.

SWORN to before me this 22nd day of January, 1981.  
*[Signature of Notary]* (SEAL)  
Notary Public for the State of South Carolina  
My commission expires 1-21-82

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RENUNCIATION OF DOWER

I, *[Signature]*, do hereby certify that I am a Notary Public for the State of South Carolina, and that I have seen the foregoing instrument, and that I have seen the grantee, and that she, with the other witness subscribed below, executed the foregoing instrument, and that she, with the other witness subscribed below, acknowledged to me that she is the grantee of the premises described above, and that she, with the other witness subscribed below, executed the foregoing instrument.

GIVEN under my hand and seal of the County of Greenville, South Carolina, this 22nd day of January, 1981.  
*[Signature]* (SEAL)  
Notary Public for the State of South Carolina

RECORDED FEB 3 1981  
AT 10:22 A.M.

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