

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 26 4 43 PM '83  
DONNIE STANERSLEY  
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that I, Ann Wyndham McClimon

in consideration of Forty Eight Thousand and No/100-----(\$48,000.00)----- 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  
Agnes V. Lister, her heirs and assigns forever:

All that piece, parcel or lot of land in Chick Springs Township, in Greenville County South Carolina, shown as Lot No. 2, on a plat of property prepared by John A. Simmons, Registered Surveyor, on January 20, 1971, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin 85.5 feet East of the intersection of North Avenue and Drace Avenue and running thence along Drace Avenue, South 81-58 East 90 feet to an iron pin; thence South 7-48 West 170.4 feet; thence North 82-38 West 75.8 feet; thence continuing North 83-40 West 14.2 feet; thence North 7-48 East 171.7 feet to the point of beginning.

11(285) G 22-14-1.1

This is the same property as heretofore conveyed by D. M. Peeler and B. S. Peeler, Jr., as attorneys-in-fact for Fannie Drace, to Blanche W. McClimon by deed dated April 15, 1971 and recorded on May 11, 1971 in the RMC Office for Greenville County in Deed Volume 914 at page 602. Since said deed was apparently executed improperly and there was only one witness to the signatures of the grantors, a general warranty correction deed from Helen Cox Drace, Burlie S. Peeler, Jr., Louise F. Peeler, and Joseph S. Peeler to Ann Wyndham McClimon has been executed and is being recorded simultaneously herewith in the RMC Office for Greenville County.

Said Fannie Drace died testate in the County of Greenville, State of South Carolina, whose estate is probated in the Probate Court for said County in Apartment 1262, File 2. The Will of Fannie Drace devised all property to her two children, William Monroe Drace and Pearl Drace Peeler, and the Will further provided that in default of William Monroe Drace that his share would pass to his wife, Helen Cox Drace. The said William Monroe Drace predeceased his mother, Fannie Drace, on August 16, 1964 leaving his said wife as his survivor. The said Pearl Drace Peeler survived Fannie Drace and died testate on February 19, 1978 as evidenced by her Will probated in the Greenville County Probate Court in Apartment 1504, File 19. The Will of Pearl D. Peeler devised her real property to B. S. Peeler, Jr., Louise F. Peeler and Joseph Scott Peeler.

Blanche W. McClimon died testate on June 25, 1982, and her Will is probated in the (over)

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 10th day of January, 19 83.

SIGNED, sealed and delivered in the presence of:

Ann Wyndham McClimon (SEAL)  
Ann Wyndham McClimon

Jan Alva Memory (SEAL)

Brenda Jay Still (SEAL)

\_\_\_\_\_  
(SEAL)

STATE OF ~~SOUTH CAROLINA~~ <sup>GEORGIA</sup>  
COUNTY OF ~~GREENVILLE~~ <sup>Fulton</sup>

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named grantor(s) sign, seal and in the grantor's(s) act and deed, deliver the within written deed and that (she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 10th day of January, 19 83.

Beverly H. ... (SEAL)  
Notary Public for ~~South Carolina~~ <sup>Georgia</sup>

My commission expires \_\_\_\_\_

STATE OF SOUTH CAROLINA  
COUNTY OF \_\_\_\_\_

RENUNCIATION OF DOWER

Not necessary - Woman Grantor

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 who so ever, renounce, release, and forever relinquish unto the grantor(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

\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

\_\_\_\_\_  
(SEAL)  
Notary Public for South Carolina

My commission expires \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M., No \_\_\_\_\_

0409

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