

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Mitchell & Ariail, Greenville, S.C.

ADDRESS: J. Gordon Clayton
4616 W. 10th St. S.S. 88
P.O. Box 5456
Greenville, SC 29606

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Nancy Lorita Perkins

in consideration of Seventy-Five Thousand and no/100 (\$75,000.00) 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 J. Gordon Clayton and Brenda S. Clayton, their heirs and assigns forever.

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the western side of Lowood Lane in Greenville County, South Carolina being known and designated as Lot No. 223 as shown on a plat entitled CHANTICLEER, SECTION VII, made by Webb Surveying and Mapping Company dated April, 1975, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-D at Page 74, and having according to a more recent survey thereof entitled TOPOGRAPHIC SURVEY, SECTION VII, LOT 223, CHANTICLEER made by Freeland & Associates dated December 27, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Lowood Lane at the joint front corner of lots 222 and 223 and running thence along the common line of said lots, S. 48-28 W. 206.23 feet to an iron pin; thence N. 49-06 W. 84.53 feet to an iron pin; thence N. 11-46 E. 198.42 feet to an iron pin on the southern side of an unnamed road; thence along the southern side of said unnamed road, S. 83-00 E. 118.67 feet to an iron pin at the intersection of said road with Lowood Lane; thence with the intersection of said road with Lowood Lane, S. 48-26 E. 41.18 feet to an iron pin on the westerly side of Lowood Lane; thence along the westerly side of Lowood Lane, S. 14-00 E. 32.70 feet and S. 28-24 E. 44.75 feet to an iron pin, the point of beginning.

The above described property is the same property conveyed to the grantor by deed of Chanticleer Real Estate, Inc. to be recorded herewith.

The grantees agree and assume to pay Greenville County property taxes for the tax year 1984 and subsequent years.

The above described property is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

14(156) WG 1.3-1-224

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 assigns against the grantor(s) and the grantor'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 1st day of February 19 84
Signed, sealed and delivered in the presence of:
Linda J. Forester (SEAL)
Nancy Lorita Perkins (SEAL)
NANCY LORITA PERKINS (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 1st day of February 19 84
Linda J. Forester (SEAL)
Notary Public for South Carolina
My commission expires: 3/26/89
Jack H. Mitchell, III (SEAL)
JACK H. MITCHELL, III

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) 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 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 and singular the premises within mentioned and released.
GIVEN under my hand and seal this _____ day of _____ 19____
Notary Public for South Carolina (SEAL)
My commission expires: _____
RECORDED this FEB 6 1984 day of _____ at _____ P. M. No. _____

GREENVILLE COUNTY 09379
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ FEB-6'84 82.50
P.B. 1981

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