

DEED 69B - PG 075

98 DEC 16 PM 1:46

map# 1-01-00-031.02

STATE OF SOUTH CAROLINA }  
COUNTY OF SPARTANBURG }

DOCUMENTARY STAMPS  
92.50

Mailing Address:  
881 Springdale Road  
Atlanta, GA 30306

KNOW ALL MEN BY THESE PRESENTS, that I, DORIS M. GALLOWAY

in consideration of TWENTY-FIVE THOUSAND AND 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  
EMILY HARRIS CLARK, her heirs and assigns, forever:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

RECORDED  
98 DEC 16 PM 1:46  
R.M.C.  
SPARTANBURG, S.C.

THIS DOCUMENT  
MARGINAL  
FOR IMAGING

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 16th day of DECEMBER 19 98.

SIGNED, sealed and delivered in the presence of:

x Doris M. Galloway (SEAL)  
Doris M. Galloway

Joni L. Fisher  
Katherine M. Wall

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

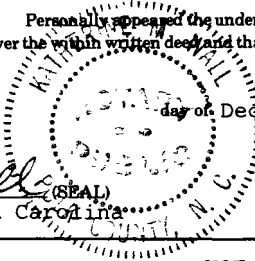
NORTH  
STATE OF ~~SOUTH~~ CAROLINA }  
COUNTY OF POLK }

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 16th day of December 19 98.

Katherine M. Wall  
Joni L. Fisher



Notary Public for ~~South Carolina~~ North Carolina.  
My Commission Expires:

NOT APPLICABLE  
RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA }  
COUNTY OF }

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

111RMC 318121698#228 \$10.00 +  
(SEAL)

Notary Public for South Carolina.

DEED 69-B - PG 076

## Exhibit "A"

Warranty Deed from Doris M. Galloway to Emily Harris Clark, dated December 16, 1998.

TRACT I: Being all of that certain tract or parcel of land containing 7.97 acres, more or less, as shown and delineated upon a plat entitled "Leon M. Galloway, III and Doris M. Galloway, Tryon Twp., Polk Co., No. Car., School District 1, Spartanburg Co., So. Car.", dated August 4, 1988, revised August 27, 1988 and November 17, 1994, prepared by Butler Associates, Registered Land Surveyor, bearing plat number 248B, which plat is duly recorded in Card File C at Page 331, in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes, Section 47-30(g); said plat also being recorded Plat Book 127 at Page 619, in the Office of the Register of Mesne Conveyance for Spartanburg County, South Carolina.

The above described property is situated partially in Tryon Township, Polk County, North Carolina, and partially in School District 1, Spartanburg County, South Carolina. Conveyances describing the above referenced property will be simultaneously recorded in the Office of the Register of Deeds for Polk County, North Carolina, and the Office of the Register of Mesne Conveyance for Spartanburg County, South Carolina.

The above described property is conveyed subject to the easement and right of way for a driveway running from the state maintained road (Old Landrum Road) over and across a northern portion of the subject property as said driveway is shown and delineated on the above referenced plat.

This conveyance is made, nevertheless, subject to the following restrictions and protective covenants which shall run with the land:

1. There shall exist on the above described property no more than one (1) single family residential dwelling.
2. There is conveyed to the Grantees by a separate deed, a fractional interest in a tract situated in School District 1, Spartanburg County, South Carolina, containing 1.85 acres, more or less, which shall be a "common area". Grantees, their heirs and assigns, shall bear their prorata share of the expense of upkeep and maintenance of said "common area".
3. No building shall be erected in the "Paddock Area" which is situated on that certain 23.03 acre tract heretofore conveyed by Gordon Jay Wiedenkiller, et ux, to Robert W. Vucha and Jeanne L. Vucha, his wife, by deed recorded in Book 167 at Page 2387, Polk County Registry.
4. No building shall be erected in that area between the "Tack Room" (situated on that certain 23.03 acre tract heretofore conveyed by Gordon Jay Wiedenkiller, et ux, to Robert W. Vucha and Jeanne L. Vucha, his wife, by deed recorded in Book 167 at Page 2387, Polk County Registry) and that power line situated on a portion of the 22.35 acre tract heretofore conveyed by Gordon Jay Wiedenkiller, et ux, to Charles M. Webb, et ux, by deed recorded in Book 167 at Page 1343, Polk County Registry; said restricted area is not situated on the property described in this conveyance.

The above described property is conveyed together with a perpetual right of way and easement for ingress, egress and regress over and across that certain driveway running in a northeasterly direction from the state maintained road (Old Landrum Road) across the 1.85 acre tract as shown and delineated upon a plat recorded in Map Slide A-192 at Page 151, Polk County, North Carolina, Registry, (being the northernmost roadway crossing said 1.85 acre tract shown on said plat recorded in Map Slide A-192 at Page 151, Polk County Registry) and continuing across the 7.97 acre tract shown on said plat and continuing along the northern portion of the property hereinabove conveyed to the northeast corner of said property hereinabove conveyed, all as shown on said plat recorded in Map Slide A-192 at Page 151, Polk County, North Carolina, Registry. Said driveway and easement as shown and delineated on the plat recorded in Map Slide A-192 at Page 151, Polk County Registry, shall be used as access by Grantees, their heirs and assigns, together with all other parties having the like right. All parties having such right to use said driveway shall bear their prorata share of the maintenance and upkeep of said driveway.

The above described property is conveyed together with all of Grantor's right, title and interest in that certain Deed of Easement of Ingress and Egress, from Charles M. Webb and Nancy L. Webb, his wife, to William A. Kessler, Jr. and Penelope F. Kessler, his wife, dated August 30, 1988, recorded in Book 199 at Page 1721, Polk County, North Carolina, Registry.

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The above described property is conveyed subject to that certain Deed of Easement of Ingress and Egress, from William A. Kessler, Jr. and Penelope F. Kessler, his wife, to Charles M. Webb and Nancy L. Webb, his wife, dated August 31, 1988, recorded in Book 199 at Page 1718, Polk County, North Carolina, Registry.

The above described property is the identical property conveyed by those certain deeds from Leon M. Galloway, III, to Doris M. Galloway, dated November 1, 1996, recorded in Book 237 at Page 519, in the Office of the Register of Deeds for Polk County, North Carolina, and filed on November 11, 1996, in Deed Book 64Z at Page 353, in the Office of the Register of Mesne Conveyance for Spartanburg County, South Carolina.

TRACT II: A one-third (1/3) undivided interest in all that piece, parcel or lot of land located in School District 1, Spartanburg County, South Carolina, described as follows:

BEGINNING at a concrete monument in the western margin of a driveway, said point being the terminus of the fourth (4th) call contained in the description of Parcel 2 in that certain deed from Jarrett Wells Schmid and Robert A. Schmid to Jarrett Wells Schmid, dated May, 1969, recorded in Volume 36F at Page 372, in the R.M.C. Office for Spartanburg County, and running from said beginning point thence South 40 degrees 46 minutes West 85 feet to a point near the intersection of two driveways; thence with the northern edge of a driveway five (5) calls as follows: South 89 degrees 46 minutes West 100 feet to a point, South 87 degrees 35 minutes West 80.9 feet to a point, South 65 degrees 17 minutes West 63 feet to a point, South 32 degrees 24 minutes West 92 feet to a point and South 81 degrees 25 minutes West 100 feet to a point; thence North 57 degrees 06 minutes West 19 feet to a concrete monument; thence South 40 degrees 06 minutes West 118.2 feet to a railroad spike in the center line of the Old Landrum Road; thence with the center line of said road (3) calls as follows: North 18 degrees West 108.5 feet to a railroad spike, North 24 degrees 19 minutes West 76 feet to a point and North 31 degrees 43 minutes West 100 feet to a bolt; thence leaving said road South 85 degrees 49 minutes East (passing through an iron pin at 25 feet) 365 feet to an iron pin; thence North 58 degrees 41 minutes East 125 feet to an iron pin; thence North 74 degrees 51 minutes East 247.8 feet to a point in the western margin of a driveway; thence South 39 degrees 16 minutes West (crossing a driveway) 51.7 feet to an iron pin; thence South 28 degrees 52 minutes West 58 feet to the point of BEGINNING, containing 1.85 acres, more or less as shown and delineated upon a plat entitled "Property Belonging to G.J. & Patricia E. Wiedenkeller, Vic. of Tryon - North Carolina", dated July 14, 1977, prepared by the Office of Howard B. Frankenfield, Jr., Registered Land Surveyor, bearing plat #3109, and reference to said plat is hereby made in aid of this description.

The above described Tract II is conveyed subject to an easement and right of way for a driveway running from the Old Landrum Road over and across the above described property. Said driveway to be used by Grantors, their heirs and assigns, together with Grantees, their heirs and assigns, and all other persons having a like right to use the same. Grantors, their heirs and assigns, together with Grantees, their heirs and assigns, shall bear their prorata share of the cost of maintenance and upkeep of the above described property and the driveway situated thereon.