

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
MAY 3 11 47 AM 1965

KNOW ALL MEN BY THESE PRESENTS, that **Mauldin Construction Co.**  
A Corporation chartered under the laws of the State of **South Carolina** and having a principal place of business at  
**Greenville, State of South Carolina** in consideration of  
**Fifteen Thousand, Six Hundred and No/100 (\$15,600.00)**-----Dollars,  
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto **Robert C. Spake and Barbara W. Spake, their heirs and assigns forever:**

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known as Lot #45 of a subdivision known as Coral Ridge, according to a plat prepared by Piedmont Engineering Service, dated March 1963, and recorded in the R. M. C. Office for Greenville County in Plat Book XX, at Page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Walker Springs Road, joint front corner Lots 45 and 46, running thence along the joint line of these lots, S. 6-02 W. 178.4 feet to an iron pin in the line of Lot 35; running thence N. 84-41 W. 10 feet to an iron pin; thence N. 83-48 W. 80.0 feet to an iron pin at joint rear corner Lots 44 and 45; running thence along the line of these lots, N. 7-05 E. 179.1 feet to an iron pin on the southern side of Walker Springs Road; thence along the southern side of Walker Springs Road, S. 83-20 E. 86.6 feet to an iron pin, point of beginning; being one of the lots conveyed to the grantor by C. S. Willingham as Trustee for J. Claude Hale, et al. by deed dated July 15, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Vol. \_\_\_\_\_ at Page \_\_\_\_\_



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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 30th day of April 1965 .

SIGNED, sealed and delivered in the presence of:

**MAULDIN CONSTRUCTION CO.** (SEAL)  
A Corporation  
By: J.H. Mauldin  
President  
Secretary

Glenda W. Maloney  
Thomas M. Creech

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville } PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 30th day of April 1965 .

Thomas M. Creech (SEAL)  
Notary Public for South Carolina.

Glenda W. Maloney

RECORDED this 3rd., day of May 1965, at 11:47 A. M., No. 30415

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