

STATE OF SOUTH CAROLINA APR 28 11 54 AM '69

GREENVILLE COUNTY OLLIE FARNSWORTH R. M. C.

Know All Men By These Presents:

That we, Otis F. Spearman, Jr. and Sandra H. Spearman

in consideration of the sum of Ten (\$10.00) Dollars and love and affection and assumption of mortgage hereinafter referred to in the State aforesaid, DOLLARS, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said OTIS F. SPEARMAN, SR., his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Eastern side of Irene Circle, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown on plat of Royal Heights, made by Dalton & Neves, Engineers, April 1949, at Lot No. 39, said plat being recorded in the RMC Office for Greenville County, in Plat Book W, at page 25, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Irene Circle at the joint corner of Lots 38 and 39 and running thence along the line of Lot No. 38, N. 85-21 E. 155.66 feet to an iron pin; thence S. 0-30 E. 70.18 feet to an iron pin; thence S. 85-21 W. 150.5 feet to an iron pin on the Eastern side of Irene Circle; thence along the Eastern side of Irene Circle, N. 4-39 W. 70 feet to the beginning, and being the same property conveyed to the grantors herein by deed of Otis F. Spearman, Sr. and Mildred R. Spearman, dated July 1968, and recorded in the RMC Office for Greenville County in Deed Book 848 at page 597.

As part of the consideration hereof the grantee assumes and agrees to pay that certain note and mortgage given by the grantors to C. Douglas Wilson Co. in the original amount of \$7,000.00, said mortgage being recorded in the RMC Office for Greenville County.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's (s) Heirs and Assigns against the grantor(s) and the grantor's (s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's (s) hand and seal this 25th day of April in the year of our Lord One Thousand Nine Hundred and sixty nine

Signed, Sealed and Delivered in the Presence of Otis F. Spearman Jr. (Seal) Sandra H. Spearman (Seal) Charles Griffin (Seal) (Seal) (Seal)

State of South Carolina } PROBATE County of Greenville

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 25th day of April, A. D. 19 69 Ernest Howard (Seal) Notary Public for South Carolina My Commission Expires 1/1/1970 Charles Griffin (Seal)

State of South Carolina } RENUNCIATION OF DOWER County of Greenville

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 25th day of April, A. D. 19 69 Ernest Howard (Seal) Notary Public for South Carolina My Commission Expires 1/1/1970 Sandra H. Spearman (Seal)

Recorded this 28 day of April 19 69 at 11:54 A.M., No. 25720

235-159-1-48