

JUN 27 1 34 PM '71

KNOW ALL MEN BY THESE PRESENTS, that CLARA FARNSWORTH WIFE of Robert J. Spearman and Maxine Spearman R. M. C.

in consideration of One and no/100 (\$1.00) ----- Dollars,
and assumption of mortgage set forth below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Billy Joe Baty, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 17, Carlton Drive, as shown on plat of Pine Valley Estates, Section 1 by Dalton & Neves, Engineers, dated February 1960 and recorded in the R. M. C. Office for Greenville County in Plat Book MM at Page 138, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Carlton Drive, at the joint front corner of Lots 16 and 17 and running thence N. 28-44 E. 140 feet to an iron pin; thence N. 60-17 W. 100 feet to an iron pin; thence S. 28-44 W. 141.7 feet to an iron pin on the northern side of Carlton Drive; thence along Carlton Drive, S. 16-16 E. 100 feet to the point of beginning.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record on the recorded plat(s) or on the premises.

As a part of the consideration herein the grantee assumes and agrees to pay that certain mortgage given to First Federal Savings and Loan, which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 1037 at Page 99 and on which there is a balance as of this date in the amount of \$12,865.78.

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)' hand(s) and seal(s) this 7th day of June 1971
SIGNED, sealed and delivered in the presence of:
Margaret R. Garrett (SEAL)
Fred W. W. [Signature] (SEAL)
Robert J. Spearman (SEAL)
Maxine Spearman (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)' 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 7th day of June 1971
Fred W. W. [Signature] (SEAL)
Notary Public for South Carolina.
Margaret R. Garrett
My Commission Expires Nov. 4, 1980

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 7th day of June 1971
Fred W. W. [Signature] (SEAL)
Notary Public for South Carolina.
Maxine E. Spearman
My Commission Expires: 11/4/1980
RECORDED this 23rd day of June 1971 at 1:14 P. M., No. #31319

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