

Feb 26 9 54 AM '74

Prepared by the offices of **CARTER & POE** Attorneys at Law 123 Branch Avenue, Greenville, S.C.

994 339

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, **Minnie G. Matthews**

in consideration of **One and No/100----- (\$1.00) -----** Dollars,  
**love and affection**  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto  
**Otis Spearman, Elbert Spearman, J. T. Johnson, Harley Kircus, Wallace Bailey  
Carl Satterfield and J. A. Black, Deacons of Poe Baptist Church**

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of Greenville, Greenville County, South Carolina, and being more particularly described as Lot 64, Section 1, as shown on a plat entitled "Subdivision of Village Houses, F. W. Poe Mfg. Co., Greenville, S. C." made by Dalton & Neves, July, 1950, and recorded in the R. M. C Office for Greenville County in Plat Book Y, at pages 26-31, inclusive. According to said plat, the within described lot is also known as No. 16, Second Avenue, and fronts thereon 85 feet.

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This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

Reserving, however, under Grantee a life estate in herself for her sole and exclusive use and benefit for and during her natural life.

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 25 day of February, 1974.  
*Minnie G. Matthews*

SIGNED, sealed and delivered in the presence of:  
*James J. Connolly* (SEAL)  
*Charles E. Roberts* (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 deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.  
SWORN to before me this 25 day of February, 1974  
*James J. Connolly* (SEAL)  
Notary Public for South Carolina  
My commission expires: 11-23-80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER Not Necessary - Woman Grantor  
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\_\_\_\_\_  
\_\_\_\_\_  
Notary Public for South Carolina. (SEAL)

RECORDED this FEB 26 day of 1974 at \_\_\_\_\_ M., No. 21110

REC-50

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