

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that H. M. Spears died testate leaving as his sole heir the Grantor herein, therefore, Lois C. Spears

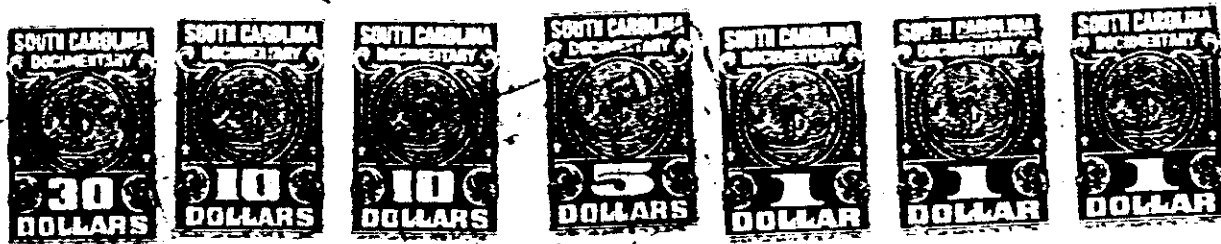
in consideration of Twenty-Nine Thousand and 00/100 (\$29,000.00) Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James R. Trammell, his heirs and assigns forever:

ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, known as a portion of Lot 25 as shown on plat entitled H. M. Spears, being a revision of Lot 25 of Nabors & Bridges Property in Plat Book 0 at Page 195, and having, according to the first mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Long Forest Drive and running thence N. 27-03 W. 448.7 feet to an iron pin; thence S. 32-06 W. 300.7 feet to an iron pin; thence S. 51-44 E. 346.3 feet to the northern side of said Drive; thence along said Drive N. 53-21 E. 115.6 feet to the point of beginning, and being a portion of that property conveyed to Grantor in Deed Book 392, at Page 406.

The above Grantor is the sole heir of H. M. Spears who died testate in 1970, according to Probate records in Apartment 1150, File 23, Probate Court for Greenville County. This conveyance is subject to all easements, restrictions, rights of ways which may effect the subject property, if any.



Greenville County
Stamp \$31.90
Act No. 300 Sec. 1

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 grantees(s), and the grantee(s)'s heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees(s) and the grantee(s)'s heirs, successors and assigns against the grantor(s) and the grantor(s)'s heirs, successors and assigns 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 16 day of October 19 74

SIGNED, sealed and delivered in the presence of:

John B. Acker Jr.
Charles E. Howard

Lois C. Spears (SEAL)

(SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16 day of October 19 74

Charles E. Howard (SEAL)
Notary Public for South Carolina
My commission expires: April 15, 1981

John B. Acker Jr.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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, 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 16 day of October 19 74.

Notary Public for South Carolina.
My commission expires: _____

RECORDED this _____ day of NOV 12 1974 19 at 11:21 a.m. No. 12173

0084

4328 RV-2