

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

101

KNOW ALL MEN BY THESE PRESENTS that We, W. ROBERT SPEER and JUDY H. SPEER, in the State aforesaid, in consideration of the sum of FORTY TWO THOUSAND AND NO/100 (\$42,000) DOLLARS, to the grantors in hand paid at and before the sealing of these presents by the grantees (the receipt whereof is hereby acknowledged); have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto DOUGLAS G. BROWN and KATHARINE A. BROWN

All that parcel, piece, or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 93 and a portion of Lot No. 94 on plat of McSwain Gardens, plat of which is recorded in the R.M.C. Office of Greenville County, South Carolina, in Plat Book GG, Page 75, and having according to said plat the following metes and bounds, to wit:

For True Consideration See Affidavit
Book 39 Page 604

BEGINNING at an iron pin on the Easterly side of McSwain Drive, joint front corner Lots Nos. 92 and 93, said iron pin being 1260 feet in a Northwesterly direction from the intersection of Mimosa Drive and McSwain Drive; and running thence N. 66-08 E. 176.5 feet to an iron pin, joint rear corner Lots Nos. 92 and 93; thence S. 22-10 E. 95 feet to an iron pin, joint rear corner Lots Nos. 93 and 94; thence through Lot No. 94 S. 66-08 W. 176 feet to an iron pin on McSwain Drive, said iron pin being 4 feet Southeast of the joint front corner of Lots Nos. 93 and 94; thence along McSwain Drive N. 22-23 W. 95 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the grantors herein by deed of Robert G. Stuck, dated June 15, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 918 at page 396 on June 21, 1971.

THE GRANTEEES herein, by the acceptance of this deed, specifically assume and agree to pay the indebtedness due under the terms of a mortgage given by the grantors to Collateral Investment Company and recorded in Mortgage Book 1195, at Page 511, records of Greenville County, and also hereby assume the obligations of the grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

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 grantees hereinabove named, his, her, their, or its Heirs or Successors and Assigns forever. And the grantors do hereby bind the grantors and the grantors' Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantees hereinabove named, and the grantees' Heir or Successors and Assigns against the grantors and grantors' Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hand and seal this 14th day of May in the year of our Lord One Thousand Nine Hundred and Seventy-Five.

SIGNED, Sealed and Delivered in the Presence of:

W. Robert Speer
W. Robert Speer

(Seal)

[Signature]
[Signature]

Greenville County
Stamp
MAY 17 30
A.M. 1975

Judy H. Speer
Judy H. Speer



STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

Personally appeared before me *C. R. [Signature]* and made oath that he saw the within named grantors sign, seal and as *his* act and deed deliver the within written deed, and that he, with *[Signature]* witnessed the execution thereof.

SWORN to before me this 14th day of May, A.D. 1975.

[Signature]
Notary Public for South Carolina
[Signature] 12-29-79



STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

RENUNCIATION OF DOWER

I, *[Signature]*, a Notary Public for South Carolina do hereby certify unto all whom it may concern, that MRS. JUDY H. SPEER, wife of the within named W. ROBERT SPEER, did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantees their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.
GIVEN under my hand and seal 14th day of May, A.D. 1975.

Notary Public for South Carolina

Judy H. Speer 27183

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