

GREENVILLE CO. S. C.

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Robert W. Pearce, individually and as executor of the estate of Isabelle B. Pearce and William H. Pearce

in consideration of Seventy-two Thousand Five Hundred and No/100 (\$72,500.00) 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 W. Sparks and Linda W. Sparks, their heirs and assigns forever:

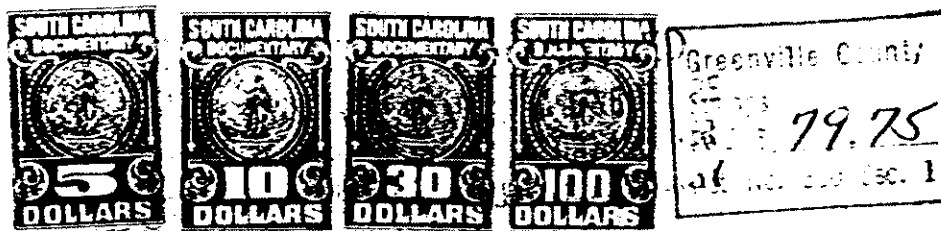
ALL that piece, parcel or lot of land situate, lying and being on the northern side of McIver Street in the City of Greenville, County of Greenville, State of South Carolina and shown as Lot No. 90 on plat of Alta Vista by R. E. Dalton, June, 1925 recorded in the R.M.C. Office for Greenville County in Plat Book G at Page 20 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of McIver Street at the joint front corner of Lots Nos. 89 and 90 and running thence along the joint line of said lots N. 3-39 E., 185 feet to an iron pin; thence N. 84-41 W., 67 feet to an iron pin at the joint rear corner of Lots Nos. 90 and 91; thence along the joint line of said lots S. 3-39 W., 184.8 feet to an iron pin on the northern side of McIver Street; thence along the northern side of McIver Street S. 84-35 E., 67 feet to an iron pin, point of beginning.

This is the same property conveyed to Isbell B. Pearce by deed of T. H. Cromer dated June 21, 1948 and recorded June 21, 1948 in the R.M.C. Office for Greenville County in Deed Book 351 at Page 9. The said Isbell B. Pearce died testate leaving the within described property to the Grantors herein as will appear from examination of Probate File, Apt. No. 1414, File No. 29.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

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OUT OF 92-2-8



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 assigns against the grantor(s) and the grantor(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 10th day of May 1976
SIGNED, sealed and delivered in the presence of

Robert W. Pearce (SEAL)
Individually and as executor of Isabelle Pearce, Est. William B. Pearce (SEAL)
James R. Cater (SEAL)
G. H. B. [Signature] (SEAL)
James C. Blahely, Jr. (SEAL)
Thomas H. Bagwell (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 10th day of May 1976
G. H. B. [Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 8/11/79
James R. Cater (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 (twice) 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 10th day of May 1976
G. H. B. [Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 8/11/79
Kathryn B. Pearce (SEAL)
Given under my hand and seal this day of May, 1976.
James C. Blahely, Jr. (SEAL)
Notary Public for South Carolina My commission expires 11/9/81

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