

STATE OF SOUTH CAROLINA Grantees address:
COUNTY OF GREENVILLE Rt. 4, Hudson Road
Greer, S.C. 29651

DOCUMENTARY STAMP TAX 60.00

KNOW ALL MEN BY THESE PRESENTS, that I, GERALD T. TATE

in consideration of Thirty Thousand and no/100 (\$30,000.00) 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 GRADY M. SPIVEY, JR. and JANICE W. SPIVEY, their heirs and assigns, forever:

All that piece, parcel or tract of land situate in the County of Greenville, State of South Carolina, on the eastern side of Hudson Road and containing four (4) acres more or less, as shown on two plats prepared by Campbell & Clarkson, dated Feb. 23, 1977 for Gerald T. Tate and Lucile Tate and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Hudson Road at a point located approximately 465 feet south from Old Spartanburg Road at corner of property of Lucile Tate and running thence S. 78-52 E., 408.66 feet to an iron pin; thence S. 11-15 W., 446.4 feet to an iron pin; thence N. 78-45 W., 388.7 feet to a nail and cap in the center of Hudson Road; thence along the center of Hudson Road as follows: N. 17-25 E. 34.1 feet to a nail and cap, N. 13-15 E. 100 feet to a nail and cap; N. 6-40 E. 252 feet to a nail and cap, and N. 4-45 E. 61 feet to a nail and cap, the point of beginning. - 195-538.7-1-29.1

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

The grantor owns and is conveying a 3/4 interest in most of the above property and owns and is conveying the full interest in a portion thereof. The portion which the grantor has full title to is the same property conveyed to the Grantor by deed of Lucile Tate dated and recorded Feb. 25, 1977. The other portion is part of the property conveyed to Gerald T. and Mary Lou Tate by deed from Dewey & Lucile Tate recorded July 5, 1960 in Deed Book 653, at Page 522 (less that portion sold off in Deed Book 878, Pg. 540). Mary Lou Tate died intestate Sept. 6, 1974 and grantor inherited another 1/4 interest therein making his total interest a 3/4ths interest, and Lynn Ann Tate inherited the remaining 1/4 interest, see Apt. 1356, File 23 in the Office of the Probate Judge for Greenville County. A separate conveyance to the Grantees conveying the one-fourth interest of Lynn Ann Tate is being made by Frank P. McGowan, Jr., Master in Equity.

The above two Plats are recorded in the RMC Office for Greenville County in Plat Book 6A, at Page 61 and Plat Book 6A, at Page 62.

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 grantees(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 grantees(s) and the grantees(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 hand and seal this 25th day of February 1977
SIGNED, sealed and delivered in the presence of
GERALD T. TATE (SEAL)

John P. Mann
Notary Public

GREENVILLE COUNTY 054167
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
FEB 25 1977 33.00

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 25 day of February 1977
Notary Public for South Carolina
My commission expires: 5/19/79

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER GRANTOR WIDOWER
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 grantees(s) and the grantees(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
(SEAL)

Notary Public for South Carolina
My commission expires:
RECORDED this FEB 25 1977 day of at 4:45 P. M. No. 22026

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