

303 Florence Street
Simpsonville, S. C.

GREENVILLE CO. S. C.

OFFICE OF WILLIAM B. JAMES AND JAMES W. JAMES, Attorneys at Law, 114 Williams St., Greenville, S. C. 29601

STATE OF SOUTH CAROLINA } JAMES S. TANNERSLEY
COUNTY OF GREENVILLE } R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that I, Jerry W. Culbertson

in consideration of Twenty-Five Thousand Eight Hundred and no/100 (\$25,800.00)----- 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 William David Sellars and Debbie Sellars, their heirs and assigns, forever,

All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, in or near the Town of Simpsonville, being known and designated as Lot No. 52 on a plat of Hunter's Acres Subdivision, dated May, 1952, and recorded in the RMC Office for Greenville County in Plat Book BB, at page 51, and having such metes and bounds as shown thereon.

This is the identical property conveyed to the Grantor herein by deed of Donald M. Spearman and Patricia A. Spearman, dated December 15, 1975, recorded December 15, 1975, in the RMC Office for Greenville County in Deed Book 1028, at page 780.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

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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, 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 grantee(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 21st day of July, 1977

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of Harold P. James and Jerry W. Culbertson with (SEAL) markings.

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 21st day of July, 1977

Notary Public for South Carolina
My commission expires: 6/13/79

Handwritten signature of Harold P. James

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

Grantor not married

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 day of July, 1977

Notary Public for South Carolina.
My commission expires:

RECORDED this 22 day of July 1977 at 3:10 P. M., No. 2463

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