

12 YMCA Street
Monagan
Greenville, South Carolina
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that We, Curtis W. Spearman and Margaret W. Spearman

in consideration of Eight Thousand and no/100 (\$8,000.00) ----- 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 Richard C. Burton and Donna M. Burton, their heirs and assigns forever,

ALL that piece, parcel and lot of land lying and being in Monaghan Mill Village and being more particularly described as Lot #57, Section 2, as shown on a plat entitled Subdivision for Victor-Monaghan Mills, Greenville, South Carolina, made by Pickell & Pickell on December 20, 1948 and recorded in the RMC Office for Greenville County in Plat Book S at Pages 179 through 181, inclusive. According to said plat the within described lot is also known as #12 Y.M.C.A. Street, and fronts thereon 99 feet.

This conveyance is made subject to all easements, rights-of-way, conditions and restrictions set forth in a deed of J. P. Stevens & Co., Inc. and recorded in Deeds Book 382 at Page 199 of the RMC Office for Greenville County, South Carolina

Being the same property conveyed to the Grantors by John C. Wall by Deed dated April 27, 1968 and recorded in the RMC Office for Greenville County on April 29, 1968 in Deed Book 843 at Page 108.

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 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 3rd. day of March, 1978

SIGNED, sealed and delivered in the presence of:

Henry C. Wall
Judith A. Galloway

Curtis W. Spearman (SEAL)
Margaret W. Spearman (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 3rd. day of March, 1978

Henry C. Wall (SEAL)
Notary Public for South Carolina.

My commission expires 11/18/80

Judith A. Galloway

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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

3rd. day of March, 1978.

Henry C. Wall (SEAL)
Notary Public for South Carolina.

My commission expires 11/18/80

Margaret W. Spearman

RECORDED this day of MAR 7 1978 at 3:07 P. M., No. 20120