

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, that Virginia C. Spencer French,
formerly Virginia C. Spencer

GREENVILLE COUNTY, S. C.
DEC 18 3 40 PM '79
DONNA SHAIN

RT. #8
Avice Dale Drive
Greenville, S. C. 29611

BOOK 1117 PAGE 553

in consideration of Forty thousand (\$40,000.00) 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 ALLAN U. SHAIN and DONNA SHAIN, their heirs and assigns:

ALL that certain piece, parcel, or tract of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Part of Tract 7 on a Plat of PROPERTY OF ALLAN U. SHAIN & DONNA SHAIN, prepared by Carolina Surveying Co., dated December 13, 1979, recorded in the RMC Office for Greenville County in Plat Book 75, at Page 100, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Avice Dale Drive, joint front corner of Part of Lot 7 and Part of Lot 8, and running thence with the common line of said Lots, S 55-20 E, 535 feet to an iron pin; thence with the line of Grumbles property, S 30-37 W, 344 feet to an iron pin on the northern side of Saluda River; thence along said River, N 61-00 W, 160 feet to an iron pin; thence continuing with said River, N 76-10 E, 385.3 feet to an iron pin; thence with the line of Part of Lot 7, the following courses and distances: N 34-25 E, 170 feet to an iron pin; thence N 53-35 W, 19.06 feet to an iron pin; thence N 34-25 E, 229.4 feet to an iron pin on Avice Dale Drive; thence with said Drive, N 23-25 E, 98 feet to an iron pin, the point of beginning.

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

This is a portion of the property conveyed to Bruce E. Spencer and Virginia Spencer by deed of H. C. Garren, recorded October 30, 1948, in Deed Book 363, at Page 337. Subsequent thereto Bruce E. Spencer died testate and by his Last Will and Testament devised all of his estate to his wife, Virginia C. Spencer. See Apt. 636, File 39, Office of Probate Court for Greenville County. Subsequent thereto the Grantor remarried.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
\$ 44.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ DEC 18 1979
PB 19911
44.00

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 17 day of December, 19 79

SIGNED, sealed and delivered in the presence of:

Ruth Drake
Ruth Drake

Virginia C. Spencer French (SEAL)
Virginia C. Spencer French, formerly
Virginia C. Spencer (SEAL)
Virginia C. Spencer (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 17th day of December 19 79
Ruth Drake (SEAL) J. W. Rini
Notary Public for South Carolina.

My commission expires 4/25/84

STATE OF SOUTH CAROLINA }
COUNTY OF }
RENUNCIATION OF DOWER NOT NECESSARY

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 _____ day of _____ 19 _____ (SEAL)

Notary Public for South Carolina.
My commission expires _____

RECORDED this 18 1979 day of _____ 19 _____ at 3:40 P.M., No. 19910

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