

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } S.C.

KNOW ALL MEN BY THESE PRESENTS, that ICHIRO IZUMI and TAKAKO IZUMI

3:51 PM '84  
DONNIE S. MILLERSLEY  
R.M.O.

in consideration of ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED (\$117,500.00)----- Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), 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 B. SPEARS, JR.

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, lying at the Southeast corner of the intersection of McCarter Avenue with Drexel Avenue (said Drexel Avenue being undeveloped) shown on plat of property of William L. Costner dated September 1959 and recorded in the R.M.C. Office for Greenville County, in Plat Book TT, page 47, and being more particularly described according to a more recent survey entitled "Property of Ichiro Izumi and Takako Izumi" prepared by Freeland & Associates, dated May 7, 1979, as follows:

BEGINNING at the point of intersection of the southern right-of-way of McCarter Avenue with the eastern right-of-way of Drexel Avenue, and running thence with the southern right-of-way of McCarter Avenue, the following courses and distances: S. 75-38 E. 66.7 feet to an iron pin; S. 89-46 E. 108.5 feet to an iron pin at the joint front corner of the property herein described and Lot #113; thence along the joint line of Lots #113 and #114 and the property herein described, S. 3-29 W. 226.5 feet to an iron pin; thence S. 88-22 W. 209.2 feet to an iron pin on the eastern side of Drexel Avenue; thence with the eastern side of Drexel Avenue, N. 6-54 E. 212.0 feet to an iron pin; thence continuing with the eastern side of Drexel Avenue, N. 0-12 E. 20 feet to an iron pin; thence with the curve of the intersection of Drexel Avenue and McCarter Avenue, the chord of which is N. 52-17 E. 30.7 feet to an iron pin on the southern side of McCarter Avenue to the Point of Beginning.

12 (271) 276-3-138

This is the same property conveyed to the Grantors herein by Deed of Frances E. McGee recorded May 9, 1979, in Deed Book 1102 at Page 63.

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 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 4th day of January, 1984.

SIGNED, sealed and delivered in the presence of:

Ichiro Izumi (SEAL)  
Margaret W. Stace (SEAL)  
N. Bunny B. Johnson (SEAL)  
Takako Izumi (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 4th day of January, 1984.

N. Bunny B. Johnson (SEAL)  
Notary Public for South Carolina  
My commission expires: 2-22-89  
Margaret W. Stace

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

4th day of January, 1984.

Takako Izumi  
Notary Public for South Carolina  
My commission expires: 2-22-89  
Takako Izumi

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_