

State of South Carolina
GREENVILLE COUNTY
GREENVILLE CO. S.C.

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Frances D. Rogers, hereafter referred to as Grantor, in consideration of the sum of Sixty Nine Thousand Five Hundred & no/100 DOLLARS, paid to Grantor by William E. Spears, III & Carroll Moore Spears, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee William E. Spears, III and Carroll Moore Spears, their heirs and assigns forever:

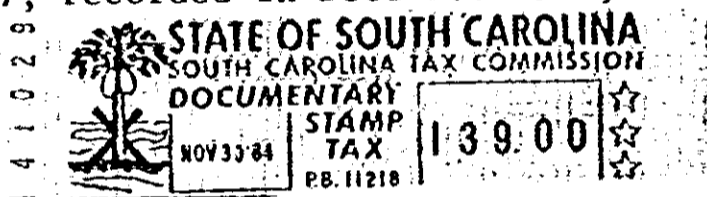
ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 5 and Part Lot 4 on plat of Addition No. 2 to Forest Hills recorded in the RMC Office for Greenville County in Plat Book J at Page 213, and having according to a more recent plat by Carolina Surveying Co., dated November 27, 1984, recorded in Plat Book 11-6 at Page 39, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 5 and 6, said pin being 120 feet from the intersection of E. Lanneau Drive (formerly Moseley Avenue) and Longview Terrace, and running thence with the edge of E. Lanneau Drive, N. 26-13 W., 75.4 feet to an iron pin; thence continuing with said Drive, N. 26-13 W., 37.5 feet to a pin; thence turning and running N. 63-47 E., 170 feet to an iron pin; thence S. 26-13 E., 104.9 feet to an iron pin; thence turning and running along joint line of Lots 5 and 6, S. 61-07 W., 170.1 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

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This being the same property conveyed to the Grantor herein by deed of L.A. Moseley dated October 30, 1940, recorded in Deed Book 226, Page 347, and by deed of R.M. Caine dated May 31, 1947, recorded in Deed Book 313, Page 2.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining:

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 29th day of November 1984.

Signed, Sealed and Delivered in the Presence of

[Handwritten signatures]

Frances D. Rogers

(Seal)

(Seal)

(Seal)

(Seal)

Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

29th day of November 1984

[Signature] (Seal)
Notary Public for South Carolina

My Commission expires January 27, 1987 10-8-89

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

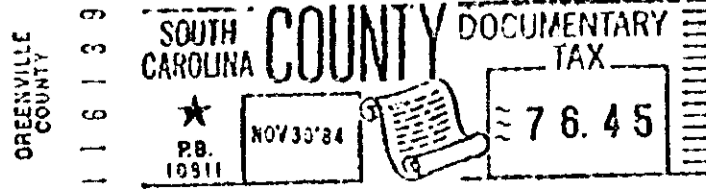
_____ day of _____, 19_____

Notary Public for South Carolina

My Commission expires January 1, 197_____

Recorded this _____ day of NOV 30 1984

at 4:53 P.M. 16556



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