

FILED GREENVILLE CO. S. C.

AUG 13 10 12 AM 1959

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That Sherwood E. Spencer in the State aforesaid, in consideration of the sum of One and No/100 DOLLARS, love and affection, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Shirley A. Spencer, her heirs and assigns, a one-half undivided interest in and to

All that piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 74, Section 2, Monaghan Subdivision, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, page 151, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Monaview Street, joint front corner Lots 74 and 75; which iron pin is 295.2 feet in a northwesterly direction from the intersection of Lindsay and Monaview Street; and running thence along Monaview Street N. 51-30 W. 75 feet to an iron pin, joint front corner Lots 73 and 74; thence N. 38-30 E. 160 feet to an iron pin, joint rear corner Lots 73 and 74; thence S. 51-30 E. 75 feet to an iron pin, joint rear corner Lots 74 and 75; thence S. 38-30 W. 160 feet to an iron pin, the point of beginning.

This property is subject to a mortgage given to Canal Insurance Co. and assigned to The Penn Mutual Life Insurance Company, recorded in Mortgages Volume 747, page 191.

See deed recorded in Deeds Volume 598, page 401.

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(s) hereinabove named, and her Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs 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 and seal this 13th day of August in the year of our Lord One Thousand Nine Hundred and Fifty Nine.

Signed, Sealed and Delivered in the Presence of

Marjorie A. Hill
Edward Ryan Hamer

Sherwood E. Spencer (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Marjorie A. Hill

and made oath that she saw the within named grantor(s) Sherwood E. Spencer sign, seal and as his act and deed deliver the within written deed, and that s he, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 13th day of August, A. D. 19 59

Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Marjorie A. Hill

State of South Carolina, Greenville County

RENUNCIATION OF DOWER Grantee wife of Grantor

I, Notary Public, do hereby certify unto all whom it may concern, that Mrs. wife of the within named 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 Heirs 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 within mentioned and released.

GIVEN under my hand and seal this day of A. D. 19 Notary Public for South Carolina

(Seal)

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 13th day of August 19 59 at 10:12 A. M., No. #5162

43-1-58