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FILED GREENVILLE, S. C. OCT 24 10 52 AM '72 ELIZABETH RIDDLE R.M.C.

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TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

For True Consideration See Affidavit Book 36 Page 97

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Joe W. Hiller

in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Frank H. Spears, Jr., his heirs and assigns forever:

All that certain piece, parcel or lot of land being that small portion of Lot No. 15 abutting the rear of the grantee's property said Lot No. 15 being located on the westerly side of Henderson Road, in the City of Greenville, S. C., and having according to a plat entitled "A Survey of a Portion of Lot 15 of Re-Plat of Property of Joe W. Hiller, et al" made by Campbell and Clarkson, dated May 26, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of the grantee's property and the grantor's property which is designated on the recorded plat as Lot 12 A and running thence along the rear line of the grantee's property and the rear line of Lot No. 15 N 42-43 W 138 feet to an iron pin in the line of Lot No. 9; thence along the line of Lot No. 9 and Lot No. 15 N 55-45 E 41.6 feet to an iron pin; thence on a new line through a portion of Lot No. 15 S 38-22 E 125.9 feet to a point; thence on a new line S 37-01 W 40 feet, more or less, to an iron pin, the point of beginning.

Also an easement 10 feet in width for the purpose of maintaining, repairing and replacing, when necessary, that private sewer service line of the grantee which ties into the trunk sewer line crossing the rear of Lot No. 15 location of the private line and trunk line being shown on the aforementioned plat, said easement being appurtenant to the property owned by the grantee.

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 19th day of April 1972.

SIGNED, sealed and delivered in the presence of:

Carole McDonald

Joe W. Hiller (SEAL) (SEAL) (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19th day of April 1972.

Notary Public for South Carolina My commission expires: 9-15-81

Carole McDonald

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 19th day of April 1972.

Notary Public for South Carolina My commission expires: 9-15-81

Ellen D. Hiller

RECORDED this 24th day of October 1972, at 10:51 A.M., No. 12232

Re-Record January 12, 1973 at 10:47 A.M., No. 19694

(NOTED) PT. 270.1-1-49 599 - OUT OF 270.1-1-51