

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, H. D. Spearman, in the State aforesaid, in consideration of the sum of one thousand no/100 DOLLARS, and the assumption of the mortgage herein below set forth, 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

Ward B. McClain, his heirs and assigns forever:

All that piece, parcel or lot of land in Dunklin Township, Greenville County, State of South Carolina, containing fifty-nine (59) acres, more or less, and being known as Lot No. 3 of the land of Elias Chapman (deceased), according to a plat made by J. P. Willis, dated December 22, 1896, and having, according to a survey made by W. J. Riddle, on April 10, 1934, which is filed in the Clerk of Court's Office for Greenville County in Judgment Roll A-1881, the following metes and bounds, courses and distances:

BEGINNING at an iron pin, joint corner of property of J. E. King and property formerly belonging to A. M. Holliday, and running thence along the joint lines of property formerly Reeves and A. M. Holliday property, N. 83-45 E. 1920 feet to a stone; thence N. 5-45 W. 1349 feet to a stone; thence N. 83-50 E. 1935 feet to an iron pin in the line of J. E. King property; thence along the line of the King property, S. 5-53 E. 1359 feet to a stone at the beginning corner.

ALSO: All that piece, parcel or lot of land in Dunklin Township, County and State aforesaid, containing 21.6 acres, more or less, and being part of the Estate of Sallie Holliday (deceased) and bounded on the north by property formerly Jason, on the east by Grover Childers, on the south by A. M. Holliday and on the west by property formerly of D. V. Chapman.

Being the same property conveyed to the grantor herein by Lettie L. Carter by deed dated September 21, 1951, and recorded in the C. C. Office for Greenville County in Book 442, page 491.

It is understood and agreed that the grantee will pay taxes for the year 1954. Grantee assumes payment of \$1,545.00 on mortgage of grantor to W. C. Irvine recorded in Book 510, page 365.

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 his 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 1st day of April in the year of our Lord One Thousand Nine Hundred and fifty-four

Signed, Sealed and Delivered in the Presence of

H. D. Spearman

Anna M. Beatty
J. R. Mochen



(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me T. R. Mochen

and made oath that he saw the within named grantor(s) H. D. Spearman sign, seal and as his act and deed deliver the within written deed, and that he, with Anna M. Beatty witnessed the execution thereof.

Sworn to before me this 1st day of April, A. D. 19 54.
Anna M. Beatty (Seal)
Notary Public for South Carolina

J. R. Mochen

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Anna M. Beatty, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Clara B. Spearman wife of the within named H. D. Spearman 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 Ward B. McClain, his 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 1st day of April, A. D. 19 54.
Anna M. Beatty (Seal)
Notary Public for South Carolina

Clara B. Spearman

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 7th day of April 19 54, at 4:31 P. M., No. # 7277