

TITLE TO REAL ESTATE

ACKER & ACKER, ATTORNEYS-AT-LAW, PICKENS, S. C. 29671

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

GREENVILLE CO. S. C.

OCT 9 10 49 AM '69

County Stamps Paid \$4.40 See Act No.380 Section 1

OLLIE FARNSWORTH

Know All Men By These Presents:

That I, Leonard Ferguson

in the State aforesaid, DOLLARS,

in consideration of the sum of Four Thousand and No/100

Paid by: Floyd M. Spearman and Verletta E. Spearman 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. Floyd M. Spearman and Verletta E. Spearman, their heirs and assigns forever:

"All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Greenville, containing 6.42 acres, more or less, according to plat of Dean C. Edens, Surveyor, dated September 24, 1969, reference to which is hereby made for a more complete and accurate description, and being thereon more fully described as follows, to-wit:

"BEGINNING on an iron pin at northwestern corner of the property herein described; thence along center line of Matthew's Creek in a south-westerly direction to an iron pin at corner of lot now owned by Spearman; thence along Spearman property line S77E 128 feet to an iron pin; thence continuing along Spearman property line S10-30W 70 feet; thence continuing S10-30W to center line of Greenville Water line; thence running along center of Greenville Water line S88-30E 452 feet to an iron pin on line of property of A. E. Ferguson; thence along A. E. Ferguson property line N13-30E 464 feet to an iron pin on John Burgess property line; thence along John Burgess property line N71W 483 feet to the point of BEGINNING, and being bounded on the north by property of John Burgess, on the east by property of A. E. Ferguson, on the south by other property of Leonard Ferguson (center of Greenville water line being the line), bounded on the west by center of Matthew's Creek.

ALSO A right of way fifteen (15) feet in width extending from a point which is 264 feet west of A. E. Ferguson property line along Highway No. S23-90; and extending in a northeasterly direction through property of Leonard Ferguson to center line of Greenville Water line (the southern line of the property hereinabove conveyed to Floyd M. Spearman and Verletta E. Spearman.) Said right of way to be used jointly between Grantor and Grantees herein for ingress and egress purposes.

TOGETHER with all and Singular the Rights, Members, Hereditments 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 their 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 7th day of October in the year of our Lord One Thousand Nine Hundred and Sixty-nine

Signed, Sealed and Delivered in the Presence of

Miriam W. Waldrop (Seal) Elaine F. Adams (Seal)

Leonard Ferguson (Seal)



State of South Carolina, Pickens County

Personally appeared before me Elaine F. Adams

and made oath that he saw the within named grantor(s) Leonard Ferguson

sign, seal and as his act and deed

deliver the within written deed, and that he, with Miriam W. Waldrop witnessed the execution thereof.

Sworn to before me this 7th

day of October, A. D., 1969

Miriam W. Waldrop (Seal)

Notary Public for South Carolina My Commission Expires 1/1/1971

Elaine F. Adams (Seal)

State of South Carolina, Pickens County

RENUNCIATION OF DOWER

County

Miriam W. Waldrop

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Velma E. Ferguson wife of the within named Leonard Ferguson

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 Floyd M. Spearman and Verletta E. Spearman,

Their 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 7th

day of October, A. D., 1969

Miriam W. Waldrop (Seal)

Notary Public for South Carolina My Commission Expires 1/1/1971

Velma E. Ferguson

Recorded this 9 day of October

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