

STATE OF SOUTH CAROLINA,

OLLIE FARNSWORTH
R. M. C.

County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That ROBERT C. SPAKE and BARBARA W. SPAKE

in the State aforesaid,

in consideration of the sum of Nineteen Thousand Four Hundred and No/100ths (\$19,400.00)--
DOLLARS,

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 DOUGLAS S. POWELL and WANDA B. POWELL:

All that piece, parcel or lot of land situate, lying and being on the Southern side of Walker Springs Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 45 as shown on a plat of Coral Ridge, prepared by Piedmont Engineering Service, dated March 20, 1963, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book XX at page 119, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Walker Springs Road at the joint front corner of Lots Nos. 44 and 45, and running thence with the line of Lot No. 44 S. 7-05 W. 179.1 feet to an iron pin in the line of Lot No. 43; thence with the line of Lot No. 43 S. 83-48 E. 80 feet to an iron pin; thence with the line of Lot No. 35 S. 84-41 E. 10 feet to an iron pin at the joint rear corner of Lots Nos. 45 and 46; thence with the line of Lot No. 46 N. 6-02 E. 178.4 feet to an iron pin on the Southern side of Walker Springs Road; thence with the Southern side of Walker Springs Road N. 83-20 W. 86.6 feet to the point of beginning.

This is the identical property conveyed to the grantors herein by deed of Mauldin Construction Co., dated April 30, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 772 at page 365.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property.

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, his, her, their or its Heirs or Successors 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 or Successors and Assigns against the grantor(s) and 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 3rd day of March in the year of our Lord One Thousand Nine Hundred and Seventy.

Signed, Sealed and Delivered in the Presence of

Charles E. McDonald, Jr.
Fred D. Cox, Jr.

Greenville County
Stamp
Paid 21.45
Act No 380 Sec. 1

Robert C. Spake (Seal)
Robert C. Spake
Barbara W. Spake (Seal)
Barbara W. Spake

STATE OF SOUTH CAROLINA } Personally appeared before me Charles E. McDonald, Jr.
County of GREENVILLE } and made oath that he saw the within named grantor(s) sign, seal and as their act and deed deliver the within written deed, and that he, with Fred D. Cox, Jr. witnessed the execution thereof.

Sworn to before me this 3rd day of March, A. D. 19 70.
Fred D. Cox, Jr. (Seal)
Notary Public for South Carolina

Charles E. McDonald, Jr.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
County of GREENVILLE } I, Fred D. Cox, Jr., a Notary Public for S. C., do hereby certify unto all whom it may concern, that Mrs. Barbara W. Spake wife of the within named Robert C. Spake 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 the grantee(s), his, her, their or its Heirs or 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 within mentioned and released.

GIVEN under my hand and seal this 3rd day of March, A. D. 19 70.
Fred D. Cox, Jr. (Seal)
Notary Public for South Carolina

Barbara W. Spake

MY COMMISSION EXPIRES OCTOBER 29, 1979
Recorded March 3rd, 1970 at 4:21 P.M. #19204



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