

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 4 2 31 PM '71

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, That C. SARA FRANCES MCGEE SPENCE

in consideration of ONE THOUSAND SEVEN HUNDRED TWENTY FIVE AND NO/100 (\$1,725.00) - Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

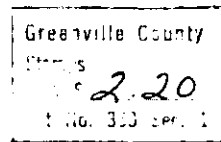
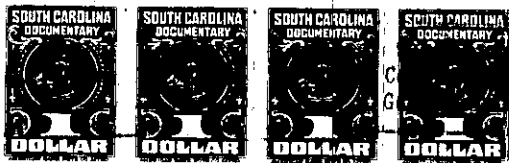
ROYAL CONSTRUCTION CO., ITS SUCCESSORS AND ASSIGNS FOREVER:

ALL MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING PROPERTY:

ALL that lot of land in the State of South Carolina, County of Greenville, located on the Easterly side of Poinsett Highway, containing 21.6 acres, more or less, according to a plat prepared by Jones Engineering Service, dated September 1967 and recorded in Plat Book 000 at page 165 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Easterly side of the right of way of Poinsett Highway, corner of Tract 1 as shown on said plat, and running thence with the line of Tract 1, N. 59-46 E. 391 feet to an iron pin; thence S. 53-27 E. 90 feet to an iron pin; thence N. 45-30 E. 1828.2 feet along the line of property of McDaniel; thence N. 79-45 W. 465 feet to an iron pin; thence N. 45-40 W. 889.8 feet to an iron pin; thence S. 60 W. 823 feet to a pin on Poinsett Highway; thence along the Easterly side of said Highway, the following courses and distances: S. 5-10 E. 200 feet, S. 13-26 E. 200 feet, S. 23-47 E. 175 feet, and S. 24-55 E. 18.2 feet to the point of beginning. This is a portion of the property devised to Charles M. McGee, E. Caroline McGee Reid and Sara Frances McGee Spence by Will of the late Emelyn Ponder McGee as will appear by reference to Apartment 820, File 14 in the Office of the Probate Court for Greenville County.

This conveyance is made in compliance with a contract of sale dated June 7, 1967, recorded in Deed Book 822 at page 461. Said contract was subsequently assigned to R. H. Leggett, who is the President and sole stockholder of Royal Construction Co., the grantee herein.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 4 day of January 1971

SIGNED, sealed and delivered in the presence of:

Sara Frances McGee Spence (SEAL)

W. Allen Reese (SEAL)

Sara F. Allison (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 4 day of January 1971

W. Allen Reese (SEAL)
Notary Public for South Carolina.

Sara F. Allison

My Commission Expires 11/23/80

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER GRANTOR - WOMAN

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)' 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 19 day of

(SEAL)
Notary Public for South Carolina.

RECORDED this 4 day of January 19 71 at 2:31 P. M. No. 15332

355-523.2-1-7