

101 E. Washington St
Greenville 29601

Roberts & Roberts, P.A.
P.O. Box 1111
Greenville, S.C. 29602

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Larry E. Speares and Linda W. Speares

in consideration of one dollar and assumption of mortgages 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 American Federal Bank, F.S.B., its heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the west side of Chuckwood Drive, in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 537, Section V, Shett Two on plat of Westwood Subdivision, made by Piedmont Engineers and Architects, November 28, 1972, recorded in the R.M.C. Office for Greenville, South Carolina, in Plat Book 4-X, Page 63 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Chuckwood Drive at the joint corner of Lots 536 and 537 and runs thence along the line of Lot 536 S. 60-30 W. 143.6 feet to an iron pin; thence S. 30-59 E. 86 feet to an iron pin; thence N. 60-30 E. 140.1 feet to an iron pin on the west side of Chuckwood Drive; thence along Chuckwood Drive N. 28-40 W. 86 feet to the beginning corner.

This conveyance is subject to all restrictions, zoning ordinances, easements and rights of way of record affecting the above described property.

This is the same property conveyed to the Grantors herein by deed of Artistic Builders, Inc. dated 7/7/74 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1002 at Page 811.

Grantee agrees to assume that certain mortgage to American Federal Savings and Loan Association dated January 10, 1983 and recorded February 18, 1983 in the RMC Office for Greenville County in Mortgage Book 1595 at Page 298 with an assumption balance of \$22,751.68.

18-899-574.10-1-144

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 16th day of May, 1984

SIGNED, sealed and delivered in the presence of:

James H. Cassie
James W. Martin

Larry E. Speares (SEAL)
Linda W. Speares (SEAL)
Linda W. Speares (SEAL)
Linda W. Speares (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 16th day of May, 1984

James H. Cassie (SEAL)
Notary Public for South Carolina

My commission expires 5-16-84

James W. Martin

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 16th day of May, 1984

James H. Cassie (SEAL)
Notary Public for South Carolina

My commission expires 5-16-84

Mrs. Linda W. Speares
Mrs. Linda W. Speares

RECORDED this 18 day of MAY 18 1984 at 11:10 A/ M, No 36351

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