

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE Know All Men by These Presents:

That Theron R. Baker and Dorothy M. Baker, hereafter referred to as Grantors in consideration of the sum of Thirty-five Hundred (\$3500.00) Dollars and assumption of mortgage as set out below of mortgage as set out below by Robert J. Spearman and Maxine Spearman hereafter referred to as Grantees at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee s, their heirs and assigns:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, shown and designated as Lot 17, Carlton Drive, on a plat of Pine Valley Estates, Section I, by Dalton & Neves, Engineers, dated February, 1960, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book MM at Page 138, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Carlton Drive at the joint front corner of Lots 16 and 17, and running thence N. 28-44 E., 140 feet to an iron pin; thence N. 60-17 W., 100 feet to an iron pin; thence S. 28-44 W., 141.7 feet to an iron pin on the northern side of Carlton Drive; thence along Carlton Drive, S. 61-16 E., 100 feet to the point of beginning.

This conveyance is subject to restrictive covenants, easements and rights-of-way of record.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay the balance due on that certain mortgage to First Federal Savings & Loan Association recorded in the R.M.C. Office for Greenville County in Mortgage Book 1037 at Page 99 and having a present balance due of \$13,909.08.

Grantees to pay 1967 taxes.

This is the same property conveyed to grantors herein by C. S. Mattox and Wilson M. Dillard by deed dated October 7, 1966, recorded in the R.M.C. Office for Greenville County in Deed Book 807 at Page 419.

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 31st day of March 1967.

Signed, Sealed and Delivered in the Presence of Theron R. Baker (Seal) Dorothy M. Baker (Seal)

Sara A. Barfield (Seal) STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

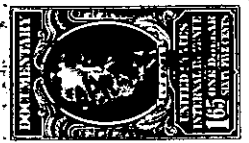
Sworn to before me this 31st day of March 1967 Sara A. Barfield (Seal) Notary Public for South Carolina

My Commission expires at the pleasure of the Governor

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Dorothy M. Baker wife of the within named Grantor 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 Grantee and Grantee's Heirs/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 above described.

GIVEN under my hand and seal this 31st day of March 1967 Dorothy M. Baker (Seal) Notary Public for South Carolina

My Commission expires at the pleasure of the Governor. Recorded this 3rd day of April 1967 at 10:29 A. M., No. 23754



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