

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
MAR 1 3 34 PM '76
DORRIS S. TANKERSLEY
R.H.C.

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KNOW ALL MEN BY THESE PRESENTS, that James F. Powe

in consideration of Twenty Thousand and No/100 (\$20,000.00)----- Dollars.
and assumption of mortgage set out below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto Hoyt M. Spearman and Phyllis S. Spearman, Their Heirs and Assigns
Forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, near the City of Greenville, on the Southwestern side of Kenilworth Drive, being known and designated as Lot No. 116 of Wellington Green, Section Three, as shown on plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY at Page 116, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Kenilworth Drive at the joint front corner of Lots Nos. 115 and 116 and running thence along the line of Lot no. 115, S. 51-44 W. 172.0 feet to an iron pin in the line of Lot No. 108; thence with the line of Lots Nos. 108 and 107, N. 43-12 W. 115.6 feet to an iron pin at the joint rear corner of Lots Nos. 116 and 117; thence along the line of Lot No. 117, N. 51-44 E. 181.8 feet to an iron pin on Kenilworth Drive; thence along Kenilworth Drive, S. 38-16 E. 115.0 feet to the beginning corner. - 271 - 541.4 - 1-100

The Grantees herein specifically assume and agree to pay that certain mortgage in favor of First Federal Savings and Loan Association recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1316 at Page 145, in the original sum of \$40,000.00, and having a present principal balance of \$28,500.00.

This is the same property conveyed to the Grantor by deed recorded in the RMC Office for Greenville County in Deed Book 1002 at Page 582.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

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 27th day of February, 1976

SIGNED, sealed and delivered in the presence of

James F. Powe
James F. Powe (SEAL)
[Signature]
Greenville County (SEAL)
[Signature]
Seal (SEAL)
Seal (SEAL)

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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 27th day of February, 1976.

[Signature]
Notary Public for South Carolina (SEAL)
My commission expires _____

STATE OF SOUTH CAROLINA
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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

27th day of February, 1976
[Signature]
Notary Public for South Carolina (SEAL)
My commission expires _____

Eleanor T. Powe

RECORDED this _____ day of MAR 1 1976 at 3:44 P. M., No. 22042

0.332

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