

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEE'S ADDRESS:

1092 1st St
Simpsonville, S.C.
29681

KNOW ALL MEN BY THESE PRESENTS, that JAMES H. ERWIN, JR. AND MARY R. ERWIN

in consideration of SIXTY-NINE THOUSAND FIVE HUNDRED AND 00/100--- (\$69,500.00) -- 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 H. MICHAEL SPIVEY & BARBARA M. SPIVEY, THEIR HEIRS & ASSIGNS FOREVER:

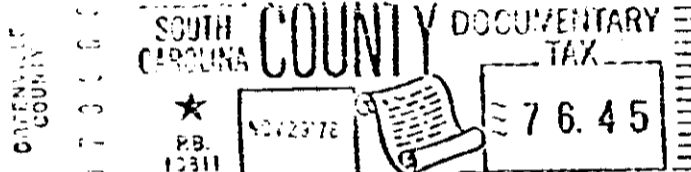
ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known as Poinsettia, said subdivision being situate within the corporate limits of the Town of Simpsonville, plat of said subdivision being recorded in the RMC Office for Greenville County in Plat Book 4R at page 87, lot known as No. 263, Section V of said subdivision, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of South Almond Drive, joint front corner with Lot no. 264, and running thence along said South Almond Drive, S. 62-45 E., 47.45 feet to an iron pin; thence continuing along said Drive, S. 80-00 E., 42.5 feet to an iron pin, joint front corner with lot no. 265; thence turning and running with Lot no. 262, S. 9-19 W., 209.9 feet to an iron pin, joint rear corner with Lot no. 262; thence S. 58-06 W., 70 feet to an iron pin; thence N. 46-20 W., 120.5 feet to an iron pin, joint rear corner with Lot no. 264; thence along joint line with lot no. 264, N. 26-58 E., 213.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantors herein by deed of Builders & Developers, Inc., recorded in the RMC Office for Greenville County in deed book 1054 at page 301 on April 7, 1977.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

-899-318.2-1-39



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 29th day of November, 1978.

SIGNED, sealed and delivered in the presence of:

Glenn A. Cooper
Notary Public for South Carolina

James H. Erwin Jr (SEAL)
JAMES H. ERWIN, JR. (SEAL)
Mary R. Erwin (SEAL)
MARY R. ERWIN (SEAL)

STATE OF SOUTH CAROLINA
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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 29th day of November 1978.

Glenn A. Cooper (SEAL)
Notary Public for South Carolina.

My commission expires 2/28/83

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 29th day of November 1978.

Glenn A. Cooper (SEAL)
Notary Public for South Carolina.

My commission expires 2/28/83

Mary R. Erwin
MARY R. ERWIN

RECORDED this 29th day of Nov. 1978 at 4:11 P/ M., No. 16691

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