

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that DONALD M. SPEARMAN AND PATRICIA A. SPEARMAN

in consideration of ONE THOUSAND SIX HUNDRED TWENTY-FIVE AND 00/100----- Dollars,
AND ASSUMPTION OF MORTGAGE AS HEREINAFTER STATED
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto JERRY W. CULBERTSON, HIS HEIRS & ASSIGNS FOREVER:

ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, in or near the Town of Simpsonville, being known and designated as Lot no. 52 on a plat of Hunter's Acres Subdivision, dated May, 1952, and recorded in the RMC Office for Greenville County in plat book BB at page 51, and having, according to said plat, the following metes and bounds, to-wit:

— 8-17-304-3-40

BEGINNING at an iron pin on the northerly edge of Florence Drive, joint front corner of lots 52 and 53 and running thence along the edge of said Drive, S. 58-41 W., 80 feet to an iron pin; thence N. 31-19 W., 146.5 feet to a point in or near a branch; thence along said branch as the property line, (the traverse line being N. 0-29 E., 113 feet) to an iron pin; thence along the rear line of lot no. 76, N. 63-53 E., 20.4 feet to an iron pin; thence with the line of lot no. 53, S. 31-19 E., 240.7 feet to the point of beginning.

This is the identical property conveyed to the grantors by deed recorded in deed book 1000 at page 893 in the RMC Office for Greenville County.

As part of the consideration, the grantee herein assumes and agrees to pay the balance due on that certain mortgage held by the United States of America, dated January 14, 1972, recorded in mortgage book 1219 at page 297 in the RMC Office for Greenville County, in the original amount of \$17,500.00 and having a balance of \$16,990.92.

This conveyance is subject to restrictive covenants of record and to any easements or rights of way affecting same



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 15th day of December, 1975.

SIGNED, sealed and delivered in the presence of

Allen Rees
Barbara M. Thompson

Donald M. Spearman
DONALD M. SPEARMAN
Patricia A. Spearman
PATRICIA A. SPEARMAN (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 15th day of December, 1975.

Allen Rees (SEAL)
Notary Public for South Carolina.
My commission expires 11/23/80

Barbara M. Thompson

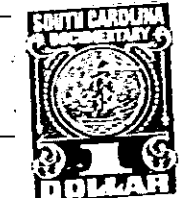
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 15th day of December, 1975.
Allen Rees (SEAL)
Notary Public for South Carolina.
My commission expires 11/23/80

Patricia A. Spearman
PATRICIA A. SPEARMAN



RECORDED this day of DEC 16 1975, at 10:59 A. M., No. 155-18

0780

4328 RV-2