

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DORNE B. TANKERSLEY R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that Jack W. Spongberg and Tommie R. Spongberg

in consideration of Exchange of property valued at \$16,300.00 and assumption of mortgage Dollars indebtedness herein set forth 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 Distinctive Homes, Inc., its successors and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southern side of Avon Drive near the intersection of Trent Drive, in Chick Springs Township, Greenville County, South Carolina, being shown and designated as Lot No. 140 on a plat of AVON PARK subdivision, made by C. C. Jones & Associates, Surveyors, dated November 1956, recorded in the RMC Office for Greenville County, S. C., in Plat Book KK, page 71, reference to which is hereby craved for the metes and bounds thereof.

ALSO: ALL that piece, parcel or lot of land on the southern side of Avon Drive and Trent Drive in Chick Springs Township, Greenville County, South Carolina, being shown and designated as Lot No. 139 on a plat of AVON PARK, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK, page 71, and having according to a revised survey thereof entitled property of Thomas M. Eubanks and Nora Jean M. Eubanks recorded in Plat Book MMM, page 176, the following metes and bounds to-wit:

BEGINNING at a point on the southern side of Avon Drive at the joint front corner of Lots Nos. 139 and 140, and running thence with the southern side of Avon Drive and Trent Drive, the following courses and distances: S. 79-41 E., 55 feet to a point, S. 38-0 E., 37.3 feet to a point, S. 3-40 W., 45.5 feet to a point and S. 26-05 E., 86.9 feet to a point at the joint front corners of Lots Nos. 139 and 176; thence with the common line of said lots, S. 34-07 W., 236.5 feet to a point in the center line of a branch; thence with the center line of a branch, the traverse line being N. 62-53 W., 87.9 feet to a point at the corner of Lot No. 207; thence along the lines of Lots Nos. 207 and 140, N. 16-35 E., 335.8 feet to the point of BEGINNING.

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Lot No. 140 is the same conveyed to Jack W. and Tommie R. Spongberg by deed of Sybil M. Stewart dated and recorded May 21, 1973 recorded in Deed Book 975, page 70, and Lot No. 139 is the same conveyed to Jack W. and Tommie R. Spongberg by deed of Thomas M. Eubanks and Nora Jean Eubanks dated October 13, 1967, recorded October 17, 1967, in Deed Book 831, page 37 and is hereby conveyed subject to rights of way, easements, conditions, roadways, restrictive covenants, conditions and set back lines as shown on recorded plats and other instruments of public record and actually existing on the ground affecting said 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 assigns against the grantor(s) and the grantor(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 19th day of May 1976. Signed, sealed and delivered in the presence of: Aileen D. Putman (SEAL), John M. Dillard (SEAL), Jack W. Spongberg (SEAL), Tommie R. Spongberg (SEAL)

STATE OF SOUTH CAROLINA } PROBATE COUNTY OF GREENVILLE } 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 19th day of May 1976. Aileen D. Putman (SEAL), Notary Public for South Carolina, My commission expires: 11-21-84. John M. Dillard

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER COUNTY OF GREENVILLE } 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 and singular the premises within mentioned and released. GIVEN under my hand and seal this 19th day of May 1976. Aileen D. Putman (SEAL), Notary Public for South Carolina, My commission expires: 11-21-84. Tommie R. Spongberg

RECORDED this _____ day of _____ 19____ at _____ M. No. _____ (Continued on next page)

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