

FILED
GREENVILLE CO. S. C.
TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 1 10 41 AM '76
DONNIE S. TANKERSLEY
R.H.C.

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KNOW ALL MEN BY THESE PRESENTS, that Hillard E. Spearman, Jack B. Spearman and
Billy L. Spearman

in consideration of -----FIFTEEN THOUSAND AND NO/100 (\$15,000.00)----- Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

Tom S. Bruce, Sr., and N. A. Waldrop, their heirs and assigns forever.

All that certain piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 2 and a portion of Lot No. 4 of Block "J" according to a plat entitled Park Place dated September 2, 1906 and being more particularly described by a more recent plat entitled Property of Fred L. Spearman Estate by W. R. Williams, Jr., Engineer, dated May 11, 1976 as follows:

BEGINNING at a point on the eastern edge of a brick retaining wall, said point being approximately 1.6 feet from a point at the joint front corner of Lots Nos. 6 & 4 and running thence with the eastern edge of the brick retaining wall, N. 0-01 E. 21 feet more or less to the end of the said brick retaining wall; thence N. 89-45 W. 1.6 feet more or less to a point on the joint line of Lots Nos. 6 & 4; thence with the line of Lot No. 6, N. 0-01 E. 129 feet, more or less, to an iron pin, on the southern edge of a 10 foot alley; thence with the southern edge of the 10 foot alley, S. 89-45 E. 100 feet to an iron pin on the western side of Shaw (1st) Street; thence with the western side of the right of way of Shaw (1st) Street, S. 0-01 W. 150 feet to an iron pin at the northwest corner of the intersection of Shaw (1st) Street with Conyers (3rd) Avenue; thence with Conyers (3rd) Avenue, N. 89-45 W. 98.4 feet, more or less, to the point of Beginning.

-235-151-12-12 #13

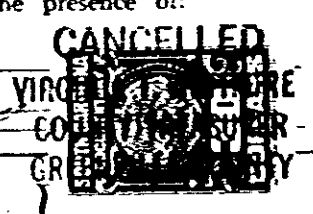
Being a part of the same property conveyed to Fred L. Spearman and Nellie B. Spearman by deed of B. F. Marchbanks said deed being dated February 25, 1946 and recorded in the R.M.C. Office of Greenville County in Deed Book 288 at Page 119. Said Nellie B. Spearman died testate on August 1, 1966 leaving the property to Fred L. Spearman, Billy L. Spearman, Hilliard E. Spearman and Jack B. Spearman. Said Fred L. Spearman died testate on March 18, 1971 leaving his interest in the said property to the Grantors herein. Reference is hereby made to the public records of the Probate Court of Greenville County, Apartment 950 at File 19 and Apartment 1173 at File 16.

30.00
Greenville County
Stamps
Paid \$ 16.50
Act No. 280 Sec. 1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or pertaining; 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 28 day of May, 1976
SIGNED, sealed and delivered in the presence of: Hilliard E. Spearman (SEAL)

Jack B. Spearman (SEAL)
Billy L. Spearman (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 28 day of May, 1976
W. R. Williams, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 4/2/77

Grantor Jack B. Spearman is not married.
RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA }
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 28 day of May, 1976
Mrs. Ann E. Spearman
Mrs. Joyce H. Spearman
Notary Public for South Carolina
My commission expires: 4/2/77

RECORDED this 150 day of RECORDED JUL 1 '76 19 at 10:41 A.M., No. 31120

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