



STATE OF SOUTH CAROLINA, OLLIE FARNSWORTH R.M.C.

GREENVILLE COUNTY

Know All Men by These Presents:

That I, J. C. Sprouse, in the State aforesaid, in consideration of the sum of Fifty-seven Hundred Fifty & no/100 - (\$5,750.00) - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said C. E. Hairston and Christine K. Hairston, their heirs and assigns, forever:

All that certain piece, parcel or lot of land together with the buildings and improvements thereon situate, lying and being on the North side of McMakin Drive in the County of Greenville, State of South Carolina, being shown as all of Lot 31 on plat of Dukeland Park prepared by Dalton & Neves, in June 1940, which plat is recorded in Plat Book J, at pages 220 and 221, in the R. M. C. Office for Greenville County, S. C., and having, according to a recent survey and plat of the property of C. E. and Christine K. Hairston, prepared by R. W. Dalton, Registered L. S., on February 1, 1949, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of McMakin Drive, at joint front corner of Lots 31 and 32, which point is 223.4 feet from the intersection of the North side of McMakin Drive with the East side of Dukeland Drive, thence along joint line of said lots, N. 8-28 E. 150 feet to an iron pin in line of Lot 34; thence S. 81-32 E. 50 feet to an iron pin; thence along line of Lot 30, S. 8-28 W. 150 feet to an iron pin on the North side of McMakin Drive; thence along North side of said Drive, N. 81-32 W. 50 feet to point of beginning.

This is the same property conveyed to me by deed of Belle P. St. Clair Vogel dated October 8, 1948 recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 361, page 327.

The Grantees are to pay 1949 taxes.

Subject to the restrictions set forth in deed dated August 30, 1944 recorded in Volume 267, page 2, said R. M. C. Office.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 18th day of February in the year of our Lord One Thousand Nine Hundred and forty-nine.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of P. Bradley Morrah and Madah M. Bray.

Handwritten signature of J. C. Sprouse with a seal.



State of South Carolina, Greenville County

Personally appeared before me Madah M. Bray

and made oath that s he saw the within named grantor(s) J. C. Sprouse sign, seal and as his act and deed deliver the within written deed, and that s he, with P. Bradley Morrah, Jr. witnessed the execution thereof.

Sworn to before me this 18th day of February, A. D. 1949. Notary Public for South Carolina.

Handwritten signature of Madah M. Bray with a seal.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER IP. Bradley Morrah, Jr., Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Lila P. Sprouse wife of the within named J. C. Sprouse, did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto C. E. Hairston and Christine K. Hairston, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 18th day of February, A. D. 1949. Notary Public for South Carolina.

Handwritten signature of Mrs. Lila P. Sprouse.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 21st day of February 1949, at 5:10 P.M., No. #3926

166-2-14