

(NTC)

GREENVILLE, S. C. FILED

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 165 MANLY STREET, GREENVILLE, SOUTH CAROLINA

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State of South Carolina

COUNTY OF GREENVILLE

That I, Virgil Burket,

JAN 4 10 58 AM '73

Know All Men by These Presents:

in consideration of the sum of Seven Thousand Five Hundred and No/100 (\$7,500.00)----- in the State aforesaid, 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 grantee(s) **GERALD SPROUT AND DORIS SPROUT, THEIR HEIRS AND ASSIGNS, FOREVER:**

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the westerly side of Jennifer Court, being shown and designated as Lot No. 22, on plat of Sylvan Manor, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 R", at Page 33, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Jennifer Court, joint corner of Lots Nos. 22 and 23, and running thence with the common line of said lots, N. 67-30 W. 209.3 feet to an iron pin, joint rear corner of said lots; thence N. 5-58 E. 45 feet crossing branch to an iron pin; thence N. 56-58 E. 150 feet to an iron pin, joint rear corner of Lots Nos. 21 and 22; thence with the common line of Lots Nos. 21 and 22, S. 35-51 E. 193.15 feet crossing branch to an iron pin on the westerly side of Jennifer Court, joint front corner of Lots Nos. 21 and 22; thence along the westerly side of Jennifer Court, S. 45-06 W. 70.9 feet to an iron pin, the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with tap fees, set back lines, and zoning regulations.

DERIVATION: Deed Book 914, at Page 113.

Grantor reserves an easement over the within described lot for the purpose of egress and ingress in and to that lake area to the rear of said lot, said reservation to terminate when grantees commence construction on said lot.

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 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, 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, or Successors 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(s) and seal(s) this 3rd day of January, 1973

Signed, Sealed and Delivered in the Presence of  
Barbara J. Payne

Virgil Burket (Seal)



Greenville County (Seal)  
Stamps  
Paid \$ 1500  
Act No. 380 Sec. 1

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 3rd day of January, A. D., 1973

Notary Public for South Carolina Commission Expires October 20, 1979

Barbara J. Payne (Seal)

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 3rd day of January, A. D., 1973

Notary Public for South Carolina Commission Expires October 20, 1979

Betty M. Burket

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 4th day of January, 1973 at 10:58 A.M., No. 19081

1983

1-279-4981-3-1-42