

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

Grantee's address: 24 Frois Place  
Greenville, S.C.  
29609

KNOW ALL MEN BY THESE PRESENTS, that GERALD J. SPROUT

W 1219-591

in consideration of Twenty Three Thousand and No/100 (\$23,000.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

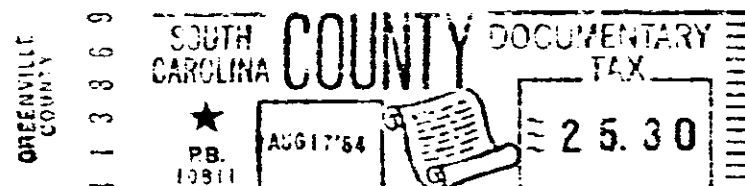
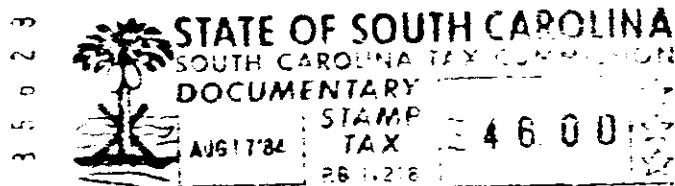
JOE ELMER, his heirs and assigns forever:

Unit No. 18, Oak Grove Village Condominiums - a Horizontal Property Regime, situate on Kimbell Court in the County of Greenville, State of South Carolina, as more particularly described in Master Deed and Declaration of Condominiums dated October 13, 1980, and recorded in the RMC Office for Greenville County in Deed Book 1135 at Page 327, said unit being also shown on Master Plat of Oak Grove Village Condominiums recorded in the RMC Office for Greenville County in Plat Book 7-Y at Page 92. For a more complete description, reference is hereby made to said plat.

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This conveyance is made subject to the reservations, restrictions and limitations on use of the above described property and all covenants and obligations set forth in Master Deed and Declaration of Condominiums dated October 13, 1980 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1135 at Page 327 and set forth in the By-Laws of Oak Grove Village Investors, Inc. as the same may hereafter be amended.

Derivation: Deed of Oak Grove Investors, a general partnership, by the Terrell Company, Inc., managing partner, to the Grantor herein recorded in the RMC Office for Greenville County, S.C. in Deed Book 1155 at Page 552.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 16 day of August, 19 84

SIGNED, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*

*Gerald J. Sprout* (SEAL)  
Gerald J. Sprout (SEAL)  
(SEAL)  
(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)' 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 16 day of August, 19 84

Notary Public for South Carolina

My commission expires 1/19/93

(SEAL)

*[Signature]*

400 0  
11801  
STATE OF SOUTH CAROLINA }  
COUNTY OF

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)' 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

day of 19

(SEAL)

Notary Public for South Carolina

My commission expires

RECORDED this day of AUG 17 1984 19 at 10:57 A/ M., No 5234