

15 Vicki Circle, Greenville, S. C.

TITLE TO REAL ESTATE-Griffin & Howard, 111 Pettigru Street, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE
FEB 28 1979

1087 642

KNOW ALL MEN BY THESE PRESENTS, that Gerald J. Sprout and Doris C. Sprout

in consideration of Thirteen Thousand Eight Hundred Twenty-three and 63/100 ----- Dollars,
and assumption of a mortgage recited hereinbelow
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and
release unto Clyde W. Rector and Carol H. Rector, their heirs and assigns, the following
described property, to wit:

All that piece, parcel or lot of land shown and designated as the northern portion of the
property shown on plat entitled "Property of J. Louis Coward" recorded in Plat Book "KKK"
at Page 67 in the RMC Office for Greenville County and having, according to said plat, the
following metes and bounds:

Beginning at a point on the eastern side of Robinson Street, which point is 67 feet, more
or less, from the corner of Robinson Street and Croft Street; thence S 83-13 E 108.75
feet, more or less, to an iron pin in the line of Lot 22; thence with the line of Lot 22
N 1-41 E 83 feet, more or less, to an iron pin; thence N 83-13 W 108.75 feet to an iron
pin on the eastern side of Robinson Street; thence with the eastern side of Robinson
Street S 1-41 W 83 feet, more or less, to the point of beginning.

This is the same property heretofore conveyed to the Grantors herein by deed dated
January 6, 1977 and recorded January 6, 1977 in the RMC Office for Greenville County in
Deed Book 1049 at Page 210. Deed from George Skenteris
-500-7-6-7.2

This conveyance is made subject to a driveway easement granted in Deed Book 779, at Page
100.

This conveyance is subject to all restrictions, setback lines, roadways, easements and
rights of way, if any, appearing of record, on the premises or on the recorded plat, which
affect the property hereinabove described.

The Grantees herein assume and agree to pay the balance due on that certain mortgage given
by Gerald J. Sprout and Doris C. Sprout to South Carolina Federal Savings and Loan Associa-
tion, dated January 6, 1977 in the original principal amount of \$21,000.00, and recorded
in the RMC Office for Greenville County in Mortgage Book 1386 at Page 808, with a principal
balance of \$20,176.37.

DOCUMENTS
STAMP
28.00

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 grantees, and the grantee's heirs, successors
and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's heirs, successors, executors and administra-
tors to warrant and forever defend all and singular said premises unto the grantees and the grantee's heirs, successors and assigns
against the grantor(s) and the grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to
claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 28th day of February 1979
SIGNED, sealed and delivered in the presence of:
Charles E. Howard Gerald J. Sprout (SEAL)
Jan D. Brewer Doris C. Sprout (SEAL)

(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
Personally appeared the undersigned witness and made oath that is he saw the within named
grantor(s) sign, seal and as the grantor's act and deed deliver the within deed and that is he, with other witness subscribed above
witnessed the execution thereof.

SWORN to before me this 28th day of February 1979
Charles E. Howard (SEAL) Jan D. Brewer
Notary Public for South Carolina
My commission expires: 4/15/81

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 separately and
separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whom-
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's heirs, 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
28th day of February 1979.
Charles E. Howard (SEAL) Doris C. Sprout
Notary Public for South Carolina 4/15/81

RECORDED this 1st day of MAR 1 1979 at 1:51 P.M. 24

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