

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

The JEAN H. BRANNON and FLORA B. BRANNON
of the County of Greenville, State of South Carolina, Grantors, for and in consideration of the sum of THIRTY-THREE THOUSAND AND NO/100 (\$33,000.00) DOLLARS, paid to Grantor by DENNIS A. GRUBE and Audrey M. Grube, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his Heirs and Assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in Butler Township, Greenville County, State of South Carolina, lying and being on the Northeast side of Roper Mountain Road, near the City of Greenville, S. C., being shown as a tract of 3.27 acres on a plat made by Campbell & Clarkson, Surveyors, Inc., dated October 11, 1973, revised February 5, 1974 and July 31, 1974, entitled "Property of Jean Brannon near Greenville, S. C.", recorded in the R. M. C. Office for Greenville County in Plat Book 5-4, at Page 26, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in Roper Mountain Road S. 45-55 W. 26.3 feet from an old iron pin on the Northeast side of said Road and running thence with the center, more or less, of said Road S. 13-15 E. 150 feet to a point in the center of said road; thence N. 45-55 E. 934.2 feet through an old iron pin on the Northeast side of said Road and through five (5) iron pins to a new iron pin; thence N. 29-30 W. 154.85 feet to an old iron pin to corner of property formerly owned by the Grantor; thence with the joint line of said property S. 45-55 W. 971.14 feet to an old iron pin on the Northeast side of Roper Mountain Road, the point of beginning; being a portion of that property conveyed to the Grantor by that deed recorded in the R. M. C. Office for Greenville County in Deed Book 990, at Page 487.

The above described property is conveyed subject to any and all easements and/or rights-of-way or restrictions of record or as may appear on the property, and is conveyed subject to the right-of-way of Roper Mountain Road as shown on the referred to plat.

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Grantors agree to furnish water until such time as water line is completed by Greenville Water Works and water tap available. Grantees agree to pay \$5.00 per month to Grantor for Grantor water rights when house occupied.

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Successors/Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 18th day of February, 1975.

Signed, Sealed and Delivered in the Presence of

Margaret H. Galtant
James B. Price

Jean H. Brannon (Seal)
Flora B. Brannon (Seal)

Greenville County
Stamps
Paid \$ 23.30
Act No. 411 Sec. 1



STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this
18th day of February, 1975
James B. Price (Seal)
Notary Public for South Carolina

Margaret H. Galtant

My Commission expires January 1, 1977 6-10-80.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Flora B. Brannon, wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this
18th day of February, 1975
James B. Price (Seal)
Notary Public for South Carolina

Flora B. Brannon

My Commission expires January 1, 1977 6-10-80.

Recorded this _____ day of FEB 19 1975 at 2:59 P.M. No. 19403

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