

15 Vicki Circle, Greenville, South Carolina 29615
TITLE TO REAL ESTATE Prepared by DAVIS & FARR, Attorneys at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

VCL 1059 PAGE 540

KNOWN ALL MEN BY THESE PRESENTS, that Sarah W. Bruin

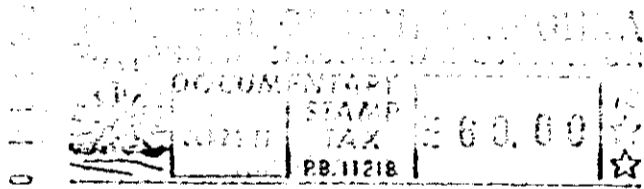
in consideration of Thirty Thousand ----- Dollars,
(\$30,000.00)
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Gerald J. Sprout and Doris C. Sprout, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate on the southern side of East Park Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 16 on plat of the W. C. Cleveland Property, recorded in Plat Book B at Page 11, and being more particularly described as follows:

BEGINNING at an iron pin on the southern side of East Park Avenue, joint front corner of Lots 15 and 16, and running thence with the southern side of East Park Avenue S.60-01 E. 70 feet to pin at the corner of Lot 17; thence with line of Lot 17, S. 26-59 W. 161 feet to pin; thence S. 81-29 W. 86 feet to pin at corner of Lot 15; thence with line of Lot 15, N. 26-59 E. 211.2 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Grantor herein by deed of Kathleen McCain and Louise McCain Helgerson dated July 15, 1966 as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 802, Page 187, on July 15, 1966.

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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(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(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(s') hand(s) and seal(s) this 27th day of June, 1977.

SIGNED, sealed and delivered in the presence of:

Sherry M. Bird (SEAL) Sarah W. Bruin (SEAL)
Timothy H. Farr (SEAL) (Sarah W. Bruin)

_____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

Personally appeared 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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of June, 1977.

Timothy H. Farr (SEAL) Sherry M. Bird
Notary Public for South Carolina
My commission expires: _____

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER (WOMAN GRANTOR)
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 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(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 _____ day of _____ 19 _____ (SEAL)

Notary Public for South Carolina.
My commission expires: _____

RECORDED this _____ day of JUN 29 1977 19 _____ at 4:11 P. M., No. _____

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