

Grantee's Address: *an ST. GREENVILLE*  
TITLE TO REAL ESTATE  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
KNOWN ALL MEN BY THESE PRESENTS, that

EDWARDS, WOOD, DUGGAN,  
REESE and KINDBERG  
Attorneys-at-Law  
P. O. Box 126  
Greer, SC 29651  
VBI 1064 PAGE 796

I, Ruth P. Garrison

in consideration of ---Eighteen Thousand and no/100ths (\$18,000.00)----- 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

John L. Bruster and Teathenia R. Bruster, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being on the southeast side of Landwood Avenue (formerly Fairview Avenue), being shown as Lot No. 17 and the adjoining portion of Lot No. 16, Block K, on Plat of Fair Heights, made by R. E. Dalton, Engineer, November, 1924, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F at Page 257 and having according to said plat and a recent survey made by R. K. Campbell, Surveyor, April 7, 1962, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Landwood Avenue at joint front corner of Lot No. 17 and 18, Block K, and runs thence along the line of Lot No. 18 S. 58-40 E. 137.3 feet to an iron pin; thence, S. 31-20 W. 83.33 feet to an iron pin on the rear line of Lot No. 16; thence, through Lot No. 16 N. 58-40 W. 138 feet to an iron pin on the southeast side of Landwood Avenue; thence, along Landwood Avenue N. 31-27 E. 83.33 feet to the beginning corner.

DERIVATION: See deed of William L. Garrison to Ruth P. Garrison as recorded October 23, 1963 in Deed Book 734 at Page 329 in the R.M.C. Office for Greenville County, South Carolina.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights-of-way, of record, if any, affecting the above described property.

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TAX 35.00  
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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 12th day of September 1977

SIGNED, sealed and delivered in the presence of:

*John B. Steel*  
*Robin D. Smith*

*Ruth P. Garrison* (SEAL)  
RUTH P. GARRISON

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)'s act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORD to before me this 12th day of September 19 77

*Ernestine B. Smith* (SEAL)  
Notary Public for South Carolina  
My commission expires: 2-10-84

*Robin D. Smith*

STATE OF SOUTH CAROLINA } NO RENUNCIATION OF DOWER WOMAN GRANTOR  
COUNTY OF

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 19 day of \_\_\_\_\_ (SEAL.)

Notary Public for South Carolina.  
My commission expires:

RECORDED this \_\_\_\_\_ day of SEP 14 1977 at 2:28 P. M., No. \_\_\_\_\_

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