

Brooks Callagher  
233 Melville  
Greenville  
1-29-65

FILED  
Prepared by WYCHIE BURGESS FREEMAN & PARHAM, Attorneys at Law, Greenville, S.C.  
GREENVILLE CO. S.C.  
1979 PAGE 178

# TITLE TO REAL ESTATE

Known All Men by These Presents:

That SARAH W. BRUIN hereafter referred to as Grantor, in consideration of the sum of \$9,537.36 and the assumption of mortgages as set out ~~XXXXXX~~ hereinafter, paid to Grantor by Carol Erskine, David L. Freeman, Brooks Callagher & Conyers Norwood hereafter referred to as Grantee, at and before the sealing of these presents, 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, their heirs and assigns, forever:

ALL those certain pieces, parcels or lots of land in the State of South Carolina, County of Greenville, on the south side of Cromwell Avenue, being shown as a portion of Lots 16, 17, 18 and 19 on a plat of property entitled "Property of Hicks & Jackson", recorded in Plat Book E, Page 258 in the RMC Office for Greenville County and being more recently shown on survey by C. C. Jones dated June 18, 1960, as follows:

BEGINNING at an iron pin on the southwest side of Cromwell Avenue, said iron pin being S. 44-20 E., 137 feet from the intersection of Cromwell Avenue and Lupo Street, at the joint front corner of Lots 19 and 20; thence with the line of Lot 20, S. 43-19 W., 120 feet to an iron pin on the northeastern side of Cherry Avenue; thence with said Avenue, S. 46-41 E., 100 feet to an iron pin at the joint front corner of Lots 15 and 16; thence with the line of Lot 15, N. 43-19 E., 119 feet to an iron pin on Cromwell Avenue; thence with the southwest side of said Avenue, N. 44-20 W., 100 feet to the point of beginning.

— 519-217-2-29,30

As a part of the consideration for this conveyance, the Grantees hereby assume and agree to pay the balance of that certain mortgage in favor of The Independent Life & Accident Insurance Company, recorded in Mortgage Book 1106, Page 308, in the RMC Office for Greenville County, having a present balance of \$3,595.18.

Also, as part of the consideration for this conveyance, the grantees hereby assume and agree to pay the balance of that certain mortgage in favor of James C. DuBose recorded in Mortgage Book 1320, Page 547 in the RMC Office for Greenville County, having a present balance of \$16,867.46, Derivation Deed Book 1005, Page 435.

This is the same property conveyed to the Grantor by deed of Stan Smith Enterprises, Inc., dated 7-1-75, and recorded on 7-2-75 in the office of the RMC for Greenville County, South Carolina in Deed Book 1020, at Page 742.

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 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 2nd day of February, 1979.

Sarah W. Bruin (Seal)  
Sarah W. Bruin

Signed, Sealed and Delivered in the Presence of

Valerie D. Watt (Seal)  
Jeannie H. Logwood (Seal)  
Grantor

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor 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 before me this 2nd day of Feb, 1979  
Valerie D. Watt (Seal)  
Notary Public for South Carolina

My Commission expires January 1, 1979 10-20-87

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

RENOUNCE TO HER INTEREST IN THE WITHIN NAMED WOMAN GRANTOR

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. \_\_\_\_\_, 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

My Commission Expires  
Recorded

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX  
FEB-273  
20.00  
P. 11218

GREENVILLE COUNTY  
DOCUMENTARY TAX  
FEB-273  
11.00

22779  
FEB 2 1979 at 4:35 P.M.  
RECORDED

4328 RV-2

217-2-29-80