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GREENVILLE CO. S. C.

JUN 25 1 51 PM '70

OLLIE FARNSWORTH
R. M. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that WE, Waco F. Childers, Jr. and R. Clyde Bratton

in consideration of Eleven Thousand Nine Hundred Fifty and no/100 ($11,950.00)----- 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 Earl William Sprague, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 216 and the Eastern one-half of Lot 217 on plat of Augusta Road Ranches which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book M, at Page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of DeOyley Avenue, joint front corner Lots 215 and 216; and running thence N. 0-13 W. 140 feet to an iron pin; thence S. 98-47 W. 90 feet to an iron pin in the center line of Lot 217; thence S. 0-13 E. 140 feet to an iron pin on DeOyley Avenue; thence along the Northern side of DeOyley Avenue, N. 89-47 E. 90 feet to the beginning corner.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, and restrictions or protective covenants.

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Green County
Stamps
Paid $ 13.20
Sec. 1

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors 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 23rd day of June 19 70.

SIGNED, sealed and delivered in the presence of:

Mary A. Drake
Fred M. McDonald

Waco F. Childers, Jr. (SEAL)
R. Clyde Bratton (SEAL)
(SEAL)
(SEAL)

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

SWORN to before me this 23rd day of June 19 70.

Fred M. McDonald (SEAL)
Notary Public for South Carolina.
My Commission Expires: 1/1/1971.

Mary A. Drake

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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 or 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 23rd day of June 19 70.

Fred M. McDonald (SEAL)
Notary Public for South Carolina.
My Commission Expires: 1/1/1971.

Elaine D. Childers
Vivian J. Bratton

RECORDED this 25th day of June 1970, at 1:51 P. M., No. #28453

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