

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina GREENVILLE CO. S. C.

Know All Men by These Presents:

COUNTY OF GREENVILLE JAN 4 10 59 AM '73

That I, Paul M. Brown,

in the State aforesaid,

in consideration of the sum of Ten Thousand Two Hundred Sixty-Three and 98/100 (\$10,263.98)---DOLLARS, and assumption of mortgage,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

GERALD SPROUT AND DORIS SPROUT, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the northerly side of Vicki Circle, being shown and designated as Lot No. 20, on Plat #3 of Cherokee Forest, recorded in the RMC Office for Greenville County, S. C., in Plat Book "QQ", at Pages 36 and 37, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Vicki Circle at joint front corner of Lots Nos. 19 and 20 and running thence with common line of said lots N. 4-31 E. 200 feet to an iron pin, joint rear corner of said lots; thence S. 85-29 E. 100 feet to an iron pin at joint rear corner of Lots Nos. 20 and 21; thence with common line of said lots, S. 4-31 W. 200 feet to an iron pin on Vicki Circle; thence with said Circle, N. 85-29 W. 100 feet to the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with tap fees, set back lines, and zoning regulations.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage to C. Douglas Wilson & Co., said mortgage being in the original amount of \$20,200.00, recorded 11 September 1967, RMC Office for Greenville County, S. C., in Mortgage Book 1069, at Page 09, upon which there is a present balance due of \$18,736.02.

Grantor hereby transfers and assigns to grantees the insurance policy and escrow account in connection with the above loan.

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(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs 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 3rd day of January, 1973

Paul M. Brown (Seal)

Signed, Sealed and Delivered in the Presence of

Barbara J. Payne (Seal)



Greenville County Stamps Paid \$ 115 Act No. 380 Sec. 1

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 3rd day of January, A. D., 1973

Notary Public for South Carolina Commission Expires October 20, 1979

Barbara J. Payne (Seal)

State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR=WIDOWER" 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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 3rd day of January, A. D., 1973

Notary Public for South Carolina Commission Expires October 20, 1979

Cancelled documentary stamps attached: U. S. Recorded this 4th day of January, 1973, at 10:59 A.M., No. 19084

P15.9

276-116.2-1-135