

GRANTEES' ADDRESS: 1023 Sundown Circle, Taylors, S. C. 29687

TITLE TO REAL ESTATE Prepared by WILLIAM I. BOUTON, Attorney at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Jean T. Vasilas

KNOW ALL MEN BY THESE PRESENTS, that

in consideration of Forty-One Thousand Five Hundred and No/100 (\$41,500.00) 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 Daniel Pope Spencer, His Heirs and Assigns Forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot #12, Sundown Circle, Peppertree Subdivision, Section #1, as shown on a plat dated February 17, 1972, recorded in Plat Book 4N at Page 72, as revised by a plat recorded in Plat Book 4Y at Page 142, and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the northern side of the right-of-way of the cul-de-sac at the end of Sundown Circle, a joint corner of Lots #11 and #12; thence N. 19-00 E. 140.0 feet to an iron pin; thence S. 46-47 E. 159.4 feet to an iron pin; thence S. 65-14 W. 133.7 feet to an iron pin; thence along said right-of-way, N. 8-36 W. 12.1 feet to a point; thence N. 58-58 W. 40.0 feet to the point of beginning.

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The above property is subject to the Declaration of Covenants, Conditions and Restrictions recorded in the Office of the RMC of Greenville County in Deed Book 947 at Page 513, and any other restrictions, easements or rights-of-way of record, including a 25-foot sanitary sewer right-of-way which traverses the southeastern boundary of the property.

This is the same property conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 977 at Page 174. The Grantor also having obtained a 1/2 interest from her husband, Andrew B. Vasilas, who died testate on June 15, 1976, and whose Estate is probated in the Probate Court for Greenville County in Apartment 1449, File No. 15.

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 24th day of February 1978

SIGNED, sealed and delivered in the presence of:

William I. Bouton

Wills C. Bouton

Jean T. Vasilas

Jean T. Vasilas

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

SWORN to before me this 24th day of February 1978

Wills C. Bouton

Notary Public for South Carolina

Cyrus Bouton

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER (WOMAN GRANTOR)

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 24 day of February 1978

Notary Public for South Carolina

RECORDED this _____

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RECORDED FEB 27 1978 At 1:35 P.M.

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