

State of South Carolina }
GREENVILLE COUNTY

SEP 27 12 22 PM 1961

Know All Men by These Presents:

That I, J. A. Southern

in the State aforesaid,
DOLLARS,

in consideration of the sum of One (\$1.00)
and the assumption by the grantees of that certain mortgage hereinafter described 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) VEDA B. SPROUSE and EUGENE SPROUSE, THEIR HEIRS & ASSIGNS FOREVER:

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated as the Northerly one-half (1/2) of lot No. 12 on plat of Property of P. L. Bruce recorded in the RMC Office for Greenville County in Plat Book "EE", Page 22, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeasterly side of Duncan Chapel Road at the joint front corner of Lots Nos. 12 and 13, and running thence with the joint line of said lots, N. 50-57 E., 291.1 feet to an iron pin; thence with the rear of Lot No. 12, S. 39-12 E., 50 feet to a point in the center line of Lot No. 12; thence on a new line through said Lot No. 12, S. 50-57 W., 291.3 feet more or less to a new point, being the front center of Lot No. 12; thence with the Northeasterly side of Duncan Chapel Road, N. 39-03 W., 50 feet to the point of beginning. The within being the Northerly one-half of that certain lot heretofore conveyed to the grantor by deed of E. C. McTabb recorded in the RMC Office for Greenville County in Deed Book 667, Page 175.

AS A PART OF THE CONSIDERATION the grantee expressly assumes and agrees to pay the balance on that certain mortgage from J. A. Southern to E. C. McTabb, said mortgage being dated and recorded 30 January 1961 in the RMC Office for Greenville County in Mortgage Book 848, Page 369, and upon which there is a balance of \$1,500.00.

Grantee is to pay one-half of the 1961 County Taxes.

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 their Heirs 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 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 and seal this 23rd day of September in the year of our Lord One Thousand Nine Hundred and Sixty One.

Signed, Sealed and Delivered in the Presence of
[Signatures of Notary and Witnesses]
[Seals]

State of South Carolina }
GREENVILLE COUNTY } Personally appeared before me Marie S. Phillips
and made oath that she saw the within named grantor(s) J. A. Southern sign, seal and as his act and deed deliver the within written deed, and that she, with Sidney L. Jay, witnessed the execution thereof.
Sworn to before me this 23rd day of September A. D. 1961
[Signature of Notary]
Notary Public for South Carolina

State of South Carolina }
GREENVILLE COUNTY } I, Sidney L. Jay Notary Public, do hereby certify
unto all whom it may concern, that Mrs. Ethel C. Southern wife of the within named J. A. Southern 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 Eugene Sprouse, and Veda B. Sprouse, their Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 22nd day of September A. D. 1961
[Signature of Notary]
Notary Public for South Carolina
Ethel C. Southern

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 12:22
Recorded this 27th day of September, 1961, at P. M., No. 8159

PT. OF 435-1-15
OUT OF 435-1-16