

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, M. L. Landford, Jr.,

in consideration of Five Thousand Seven Hundred Fifty-Nine and 05/100 (\$5,759.05)---Dollars, plus assumption of mortgage (see below) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto R. Kenneth Sprouse, his heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being known and designated as Lot No. 12 of the R. G. Pace Property according to the revised plat made by J. Mack Richardson dated May 31, 1954, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of a 40-foot street, which iron pin is situated 153.3 feet southwest of Parker Road and running along said 40-foot street S. 48, 151 feet to an iron pin at corner of Lot No. 11; thence with line of Lots Nos. 11 and 10, N. 42 w. 190 feet to an iron pin near line of Lot No. 5; thence with the rear line of Lots Nos. 5, 3 and 4, N. 48 E., 151 feet to an iron pin; thence with the line of Lot No. 13, S. 42 E. 190 feet to the point of beginning, this being the same property conveyed to the grantor by Margaret B. Grubbs by deed recorded in the RMC Office for Greenville County in Deed Volume 772 at Page 504.

As a part of the consideration, the grantee herein assumes and agrees to pay that certain mortgage given to Fidelity Federal Savings & Loan Association recorded in the RMC Office in Mortgage Volume 662 at Page 407 upon which there remains a balance due of \$8,740.95.



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 22 day of May 1965.

SIGNED, sealed and delivered in the presence of:

M. L. Landford Jr. (SEAL)

E. P. Riley (SEAL)

E. P. Riley (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }

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 22 day of May 1965.

Edward P. Riley (SEAL)
Notary Public for South Carolina.

E. P. Riley

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF Greenville }

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 22 day of May 1965.

Edward P. Riley (SEAL)
Notary Public for South Carolina.

Mary M. Landford

RECORDED this 24th day of May 1965, at 9:30 A. M., No. 32751

-297- 450-1-29