

GREENVILLE CO. S.C.  
TITLE TO REAL ESTATE - Meta, Foster, & Richardson, Attorneys at Law, Greenville, S.C.

994 506

STATE OF SOUTH CAROLINA /  
COUNTY OF GREENVILLE /

KNOW ALL MEN BY THESE PRESENTS, that Me, J. McDuffie Bruce and Virginia Bruce Allen

in consideration of Twelve Thousand and no/100 (\$12,000.00) ----- 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 JUDD B. FARR, his heirs and assigns, forever:

All that piece, parcel or tract of land, with buildings and improvements thereon, lying, being and situate on the Northeastern side of Sycamore Street in the County of Greenville, State of South Carolina, and known and designated as Property of J. McDuffie Bruce and Virginia Bruce Allen, on Plat as revised by Dalton & Neves dated February 1974, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Sycamore Street at the joint front corner of the property herein conveyed and Property now or formerly of Conyers & Gower and running with the common line of said properties N. 35-59 E. 140.4 feet to an iron pin; thence N. 54-21 W. 80 feet to an iron pin along the southwestern side of Gibbs Street; thence S. 35-59 W. 75 feet to an iron pin; thence N. 53-12 W. 39.5 feet to an iron pin; thence S. 33-51 W. 67.25 feet to an iron pin on the northeastern side of Sycamore Street; thence running with Sycamore Street S. 54-51 E. 117 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This being the same property conveyed to Grantors herein by Deed of Walter C. Griffin recorded in the R.M.C. Office for Greenville County in Deed Book 342, at Page 331.



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)'s heirs or successors and assigns, forever. And the grantor(s) do(es) hereby bind the grantee(s) and the grantee's(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)'s heirs or successors and assigns against the grantor(s) and the grantor's(s)'s heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)'s hand(s) and seal(s) this 28 day of February 19 74.

SIGNED, sealed and delivered in the presence of

*James J. Justice*  
*Edward H. Proden*

*Virginia Bruce Allen* (SEAL)  
Virginia Bruce Allen  
*J. McDuffie Bruce* (SEAL)  
J. McDuffie Bruce  
\_\_\_\_\_  
(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)'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 28 day of February 19 74.

*James J. Justice* (SEAL)  
Notary Public for South Carolina  
My commission expires: 4/7/79

*Edward H. Proden*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER [Grantor Bruce not married]

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 whatsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(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 28 day of February 19 74.

500-56-2-1.1 & H; OF 56-2-1.1  
OUT OF 56-2-2.1

Notary Public for South Carolina  
My commission expires 4/7/79  
RECORDED this day of MAR 4 1974

M. No. 21692

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