

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 20 3 23 PM '74
DORIS S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that THOMAS B. PHILLIPS, JR. and JANICE B. PHILLIPS

in consideration of TWELVE THOUSAND FIVE HUNDRED AND NO/100 (\$12,500.00)-----Dollars,

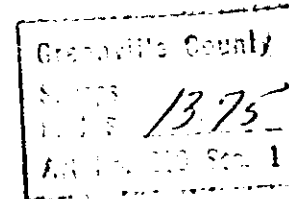
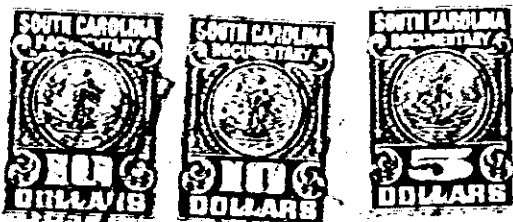
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto GERALD J. SPROUT AND DORIS C. SPROUT, their heirs and assigns forever:

ALL that piece, parcel or lot of land with improvements thereon lying and being on eastern side of Bennett Street in City and County of Greenville, South Carolina, being shown and designated as Lot No. 12 and 30 feet of Lot No. 13 on plat of Northwood recorded in R.M.C. Office for Greenville County in Plat Book "J" at Pages 102 and 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on eastern side of Bennett Street, which pin is 100 feet south from corners of intersection of Bennett Street and Boxwood Road in front line of Lot No. 13; and running thence through Lot No. 13 S 71-32 E 150 feet to iron pin in line of Lot No. 11; thence with line of Lot No. 11 S 19-30 W 93 feet to iron pin on branch; thence with middle of said branch N 71-32 W 150 feet to iron pin on Bennett Street; thence with east side of Bennett Street N 19-30 E 93 feet to point of beginning.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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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 28th day of June 19 74

SIGNED, sealed and delivered in the presence of:

Mary E. Wagner
Fred W. M. DeLoe

Thomas B. Phillips, Jr. (SEAL)
Janice B. Phillips (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 28th day of June 19 74

Fred W. M. DeLoe (SEAL)
Notary Public for South Carolina.

Mary E. Wagner

My commission expires 11/4/80

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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) 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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 28th day of June 19 74
Fred W. M. DeLoe (SEAL)
Notary Public for South Carolina.

Janice B. Phillips

My commission expires 11/4/80

RECORDED this _____ day of JUN 28 1974 _____ M., No. 33379

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