

TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson, Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that RALPH GLENN SPROUSE

in consideration of FOUR THOUSAND SIX HUNDRED FIVE AND 94/100 (\$4,605.94) Dollars,
AND ASSUMPTION OF MORTGAGE LISTED 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

ALFRED M. McCARSON AND PAULINE S. McCARSON, their Heirs and Assigns,
forever,
ALL MY UNDIVIDED THREE-FOURTHS (3/4) INTEREST IN AND TO:

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 16 on a plat of Map of Eliza D. Ware Property, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book M, at page 27, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the woutheasterly side of Rainbow Drive, joint front corner of Lots 16 and 17 and running thence S 45-30 E 375 feet to an iron pin; thence S 48-40 W 75 feet to an iron pin; thence N 50-50 W 350 feet to an iron pin on Rainbow Drive; thence along Rainbow Drive, N 33-50 E 110 feet to an iron pin, the point of beginning and being the same conveyed to the Grantor herein by James T. Lynn, Secretary of Housing and Urban Development, by deed dated February 9, 1973, and recorded in Deed Book 968, at page 131.

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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.

The Grantee assumes and agrees to pay that certain note and mortgage encumbering said property in favor of National Homes Acceptance Corporation and which is of record in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 1267, at page 531, dated February 21, 1973, in the original amount of \$15,100.00, which balance assumed is \$ 14,394.06 .

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 13 day of May 19 77.

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature] (SEAL)
Ralph Glenn Sprouse (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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13 day of May 19 77.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 7-1-79

[Signature]

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, 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 13 day of May 19 77.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 7-1-79

[Signature]

RECORDED this _____ day of _____

Recorded May 16, 1977 At 10:12 P.M. No. 30981

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GREENVILLE COUNTY DOCUMENTARY TAX 05.50

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