15 Vicki Circle, Greenville, South Carolina 29615

TITLE TO REAL ESTATE Prepared by DAVIS & FARR, Attorneys at Law, 210 West Stone Ave., Greenville, S.C. 29609

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOWN ALL MEN BY THESE PRESENTS, that John L. Bruin

in consideration of Twenty-Eight Thousand - Dollars, ($28,000.00)
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 situate on the South side of Park Avenue (formerly Carrier Street), in Ward Two of the City of Greenville, County of Greenville, State of South Carolina, being a portion of the W. C. Cleveland property and more particularly described as follows:

BEGINNING at a stake on the south side of Park Avenue (formerly Carrier Street), corner of Lot No. 17 and running thence with line of said lot S. 26-59 W. 212.8 feet to a stake on branch, thence with the meanderings of said branch 70.5 feet, more or less, to a stake; thence N. 26-59 E. 220.7 feet to a stake on Park Avenue; thence with Park Avenue N.63-01 W. 70 feet to the beginning corner, this being Lot 18 in the subdivision of the W. C. Cleveland Property plat of which is recorded in the Cleveland and Williams Plat Book in the RMC Office for Greenville County.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of ways appearing on the property and/or of record.

DERIVATION: This being the same property conveyed to Grantor herein by deeds of Barbara J. Bruin as recorded June 29, 1977 in the RMC Office for Greenville County, South Carolina in Deed Book 1059, Page 539 and by deed of the Estate of Annie E. Bradley by W.S. Bradley and James E. Jones, Jr., co-executors of said estate, as recorded July 3, 1974 in the RMC Office for Greenville County, South Carolina in Deed Book 1002, Page 399.

DOCUMENTARY TAX 28.00 PB 11218

GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX 30.80 JUN 29 1977 PB 1059

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 28th day of June, 1977.

SIGNED, sealed and delivered in the presence of:

(SEAL)
(John L. Bruin) (SEAL)
(SEAL)
(SEAL)

STATE OF ~~SOUTH CAROLINA~~ MARYLAND
COUNTY OF GREENVILLE MONTGOMERY

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 28th day of June, 1977.

(SEAL)
Notary Public for South Carolina - MARYLAND
My commission expires: 7-1-78

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER (DIVORCED)

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
day of 19 .

(SEAL)
Notary Public for South Carolina.
My commission expires:

RECORDED this day of JUN 30 1977 19 , at 9:46 A.M., No. 26247

2.00 4C 57 MN 291

2.0 CA

4328 RV-2