

TITLE TO REAL ESTATE—Griffin & Howard, 111 Pettigru Street, Greenville, S.C.
3 Pasadena Avenue, Greenville, S. C. 29605

1003-612

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that HIRAM JAMES SPRINGLE

in consideration of Seventeen Thousand Six Hundred and No/100-----(\$17,600.00)----- 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 WILMER EVANS, JR. AND BRENDA C. EVANS, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on the Southern side of Pasadena Avenue in the City of Greenville, in Greenville County, South Carolina, being known and designated as part of Lot No. 399 on plat of Pleasant Valley Subdivision, dated April, 1946, prepared by Dalton & Neves, R.S., and recorded in the RMC Office for Greenville County, S. C., in Plat Book BB at page 163, and having according to a more recent survey entitled "Property of Wilmer Evans, Jr. and Brenda C. Evans", dated November 30, 1977, prepared by R. B. Bruce, RLS, recorded in Plat Book 6K at page 80, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pasadena Avenue at the joint front corner of Lots Nos. 398 and 399 and running thence with the southern side of Pasadena Avenue, N. 89-52 E. 132.2 feet to an iron pin; thence continuing along the Southern side of Pasadena Avenue, S. 24-24 E. 20.5 feet to an iron pin on the western side of Prosperity Avenue; thence with the western side of Prosperity Avenue, S. 48-54 W. 117.1 feet to an iron pin; thence continuing with the western side of Prosperity Avenue, S. 55-46 W. 63 feet to an iron pin at the joint corner of Lots Nos. 398 and 399; thence with the line of Lot No. 399, N. 0-08 W. 130.8 feet to the point of beginning.

This property is conveyed subject to rights-of-way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property. - 519 - 222.3 - 6 - 4

This being the property conveyed to Grantor herein by deed of Charles E. Cowan, dated September 28, 1973, recorded October 23, 1973, in the RMC Office for Greenville County, S.C., in Deed Book 986 at page 656.



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 3rd day of December 19 77
SIGNED, sealed and delivered in the presence of:

Charles E. Cowan (SEAL)
Hiram James Springle (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of December 1977
Charles E. Cowan (SEAL)
Notary Public for South Carolina
My commission expires: 4-15-81.

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 3rd day of December 19 77
Charles E. Cowan (SEAL)
Notary Public for South Carolina
My commission expires: 4-15-81.

Mary G. Springle

RECORDED this _____ day of DEC 5 1977 at 1:50 P. M., No. 17189

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