

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1605 Laurens Road
Greenville, S. C. 29607

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KNOW ALL MEN BY THESE PRESENTS, that JAMES DOUGLAS SPRAGUE

in consideration of Nineteen Thousand Three Hundred Ten and no/100ths (\$19,310.00)-Dollars and assumption of mortgage indebtedness as set forth 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 CHRISTINE C. SIMMONS, her heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 25 on a plat of SECTIONS I and II of PARKWOOD, which plat is recorded in Plat Book 4-R, page 42, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the easterly side of Elkwood Street, joint front corner of Lots 24 and 25 and running thence N. 87-57 E., 219.5 feet to an iron pin; thence N. 14-18 E., 88.5 feet to an iron pin; thence S. 87-57 W., 244.5 feet to an iron pin on Elkwood Street, joint front corner of Lots 25 and 26; thence along Elkwood Street, S. 3-10 E., 11 feet to a point; thence continuing along Elkwood Street, S. 2-03 E., 74 feet to an iron pin, the point of beginning.

The above property is the same conveyed to James Douglas Sprague and Linda S. Sprague by deed of Courtney P. Holland, recorded June 6, 1973, in Deed Book 976, page 217, and by deed of Linda S. Sprague recorded on July 22, 1983 in Deed Book 1129, page 687, in the RMC Office for Greenville County, S. C., and is hereby conveyed subject to all 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.

As a part of the consideration for this deed the Grantee hereby assumes and agrees to pay in full the indebtedness due on a note and mortgage given to C. Douglas Wilson & Co. (now Bankers Mortgage Corporation), recorded in Mortgage Book 1279, page 705, on June 6, 1973, in the original sum of \$19,900.00, which has a present balance due in the sum of \$16,953.59.

As a further part of the consideration for this deed the Grantor hereby assigns, setover and transfers unto the Grantee all his right, title (OVER)

15(799)M3.2-1-72
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 assigns against the grantor(s) and the grantor'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 27th day of October 19 83

Signed, sealed and delivered in the presence of:

Christine C. Simmons
Christine C. Simmons (SEAL)

James Douglas Sprague
James Douglas Sprague (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 27th day of October 19 83

Christine C. Simmons
Christine C. Simmons (SEAL)

John M. Dillard
John M. Dillard

Notary Public for South Carolina
My commission expires: 5/20/93

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 27th day of October 19 83

Linda E. Sprague
Linda E. Sprague (SEAL)

Notary Public for South Carolina
My commission expires: 5/20/93

RECORDED this _____ day of _____ 19 _____ at _____ M., No. _____

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