

TITLE TO REAL ESTATE--Mann, Foster, Moore & Bissel, Attorneys at Law, Lawyers Building, Greenville, S. C.

FEB 22 4 26 PM '71

STATE OF SOUTH CAROLINA OLLIE FARNSWORTH
COUNTY OF GREENVILLE R. M. C.

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KNOW ALL MEN BY THESE PRESENTS, that I, Benjamin Robert Irby,

in consideration of -----Ten and No/100 (\$10.00)----- Dollars,
and assumption of mortgage set out 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 JAMES R. WISE, JR., and SHIRLEY BALLEW WISE, their heirs and assigns, forever;

All of that piece, parcel or lot of land located in Greenville County on the northerly side of Nimitz Street in Piedmont Estates shown and designated as Lot No. 23 on plat recorded in the R.M.C. Office for Greenville County in Plat Book "M" at Page 123, said plat being incorporated herein by reference and made a part hereof.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

As a part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of Aiken Loan & Security Company recorded in the RMC Office for Greenville County in Mortgage Book 1071, at Page 503, and having a present principal balance due thereon of \$11,978.32.

This conveyance is made subject also to any rights which the City of Greenville may have to further extend or lay pipes for water.

Grantees to pay 1971 taxes.

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 9th day of February 19 71.

SIGNED, sealed and delivered in the presence of:
Benjamin Robert Irby (SEAL)
S. Maurie Ashman (SEAL)
Ruth T. Hatcher (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 9th day of February 19 71 .
S. Maurie Ashman (SEAL)
Notary Public for South Carolina.
My commission expires 4/7/79
Ruth T. Hatcher

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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
9th day of February 19 71
Ruth T. Hatcher (SEAL)
Notary Public for South Carolina.
My commission expires 11-17-79
Vicki Hendrix Irby
Vicki Hendrix Irby

RECORDED this 22nd. day of February 19 71 at 4:36 P. M., No. #19508

-277-48-1-103