

FILED GREENVILLE CO. S. C.

OCT 12 1 35 PM '71

OLLIE FARNSWORTH R. M. C.

TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Co., Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Virgil Roy Spearman

in consideration of One Dollar and assumption of mortgage setout below----- 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 Benjamin R. Irby and Vicki H. Irby, their heirs and assigns forever:

All that piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 31 of a subdivision known as Kentland Park as recorded in the R. M. C. Office for Greenville County in Plat Book XX at Pages 44 and 45.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

As a part of the consideration for this conveyance, the grantees expressly assume and agree to pay the balance due on that certain note and mortgage, in the original sum of \$15,850.00 executed by the grantor to the Cameron-Brown Company and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1203 at Page 465, the balance due thereon being the sum of \$ 15,850.00 as of this date.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 1st day of September 1971

SIGNED, sealed and delivered in the presence of:

Patrick A. Gray
Wanda C. Nelson

Virgil Roy Spearman (SEAL)
Virgil Roy Spearman (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of September 19 71

Patrick A. Gray (SEAL)
Notary Public for South Carolina.
My Commission Expires: 11-19-79

Wanda C. Nelson

Grantor Not Married

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)' 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 _____ day of Septembe 19 _____

Notary Public for South Carolina.

RECORDED this 12th day of October 1971 at 1:35 P. M. No. 10564

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