

FEB 13 11 09 AM '74

STATE OF SOUTH CAROLINA /
COUNTY OF GREENVILLE \

BONNIE S. TANKERSLEY
P.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that I, Thomas R. Irby,

in consideration of Three Thousand, Five Hundred and 00/100 (\$3,500.00) and 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

Everett M. Cromer & Susan F. Cromer, their heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot 92, on plat of Colonial Hills, Section 5, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQQ, Page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Fairford Circle, joint front corner Lots 92 and 93, and running thence S. 88-29 E. 175 feet to an iron pin; thence N. 61-55 E. 130.1 feet to an iron pin; thence N. 16-05 W. 27 feet to an iron pin, joint rear corner of Lots 91 and 92; thence along the line of Lot 91, N. 88-29 W. 280 feet to an iron pin on Fairford Circle, joint front corner Lots 91 and 92; thence along Fairford Circle, S. 1-31 W. 90 feet to an iron pin, the point of beginning.

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As a part of the consideration herein, grantee assumes and agrees to pay the balance due on that certain Note and Mortgage given by Thomas R. Irby and Joyce L. Irby, to C. Douglas Wilson & Co., in the approximate amount of \$19,556.40.

This conveyance is made subject to any easements, rights-of-way and restrictions that are of record or may be seen by an inspection of the ground.



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 15th day of February, 1974.

SIGNED, sealed and delivered in the presence of:

Thomas R. Irby
Philip Howard

Thomas R. Irby (SEAL)

_____ (SEAL)

_____ (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)' 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 15th day of February, 1974.

Philip Howard (SEAL)
Notary Public for South Carolina

Thomas R. Irby

My Commission Expires 1/11/82

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

15th day of February, 1974.

Philip Howard (SEAL)
Notary Public for South Carolina

Jean B. Irby

My Commission Expires 1-11-82

RECORDED this _____ day of _____ 19____ at _____ M., No. 20559

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