

GREENVILLE CO. S. C.
Mar 5 4 20 PM '74
COUNTY CLERK
R.H.C.

TITLE TO REAL ESTATE—Office of Esq., Burman & Company, Attorneys at Law, Greenville, S. C.

Vol 934 pg 688

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, Thomas E. Hart and Joanne D. Hart, of Greenville County

In consideration of Twenty-Two Thousand, Five Hundred and No/100 (\$22,500.00)-----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 Melvin C. Kirby and Jill A. Kirby, their heirs and assigns forever:

All that lot of land with the buildings and improvements thereon, situate on the east side of Sellwood Circle in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 226 on plat of Section III of Westwood Subdivision, recorded in the R. M. C. Office for Greenville, County in Plat Book 4-N at Page 30 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Sellwood Circle at the joint corner of Lots 226 and 227 and runs thence along the line of Lot 227, S. 83-25 E. 142.6 feet to an iron pin; thence N. 7-16 E. 86 feet to an iron pin; thence along the line of Lot 225, N. 83-29 W. 144.3 feet to an iron pin on the east side of Sellwood Circle; thence along Sellwood Circle, S. 6-27 W. 86 feet to the beginning corner; being the same conveyed to us by Builders & Developers, Inc. by deed dated June 28, 1972, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 947 at Page 354.

897-574.8-1-47

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.



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 whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 5th day of March 1974

SIGNED, sealed and delivered in the presence of:

James P. Taylor
Carolyn A. Abbott

Thomas E. Hart (SEAL)
Thomas E. Hart

Joanne D. Hart (SEAL)
Joanne D. Hart

GREENVILLE COUNTY (SEAL)
BOOK 2475 (SEAL)
PAGE 300 Sec. 1

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 5th day of March 1974

James P. Taylor (SEAL)
Notary Public for South Carolina
MY COMMISSION EXPIRES: 7-15-80

Carolyn A. Abbott

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 whatsoever, 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 5th day of March 1974
James P. Taylor (SEAL)
Notary Public for South Carolina
MY COMMISSION EXPIRES: 7-15-80

Joanne D. Hart
Joanne D. Hart

RECORDED this 5th day of March 1974 M. No. 21881

MAR 5 1974

BR 519

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