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FILED GREENVILLE CO. S. C. 1058 PAGE 293

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that BARBARA BYRD TURNER, JAMES HAROLD BYRD, JR., JUDY BYRD MASON, DEBORAH BYRD METZGER and GERALD WAYNE BYRD, the sole heirs of JAMES H. BYRD

in consideration of ONE (\$1.00) DOLLAR, along with love and affection and the assumption of the mortgage as 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 INA RUTH HOLMAN BYRD, her heirs and assigns forever

All that Lot of land in Greenville County, South Carolina on the southern side of East Lee Road, being shown as Lot 14 on plat of Oakwood Acres recorded in Plat Book MM at page 135, and more fully described as follows:

BEGINNING at an iron pin on the southern side of East Lee Road at joint front corner of Lots 13 and 14 and running thence along the southern side of East Lee Road N 67-05 E 70 feet to an iron pin; thence following the curvature of East Lee Road as it intersects with Love Oak Way, the chord of which is S 67-55 E 28.3 feet to an iron pin on the western side of Live Oak Way; thence along western side of Live Oak Way S 22-55 E 155 feet to an iron pin at rear corner of Lot 22; thence along rear line of Lot 22 S 67-05 W 90 feet to an iron pin at rear corner of Lot 13; thence along line of Lot 13 N 22-55 W 175 feet to the point of beginning.

This is the same property conveyed to JAMES H. BYRD by Deed recorded in Deed Book 886 at page 59 in the R.M.C. Office for Greenville County, dated March 13, 1970 and recorded the same date.

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As part of the consideration, the Grantee assumes and agrees to pay the balance due on a mortgage to C. Douglas Wilson and Company, recorded in mortgage book 1112 at page 213, said mortgage having been assigned to Comfortable Mortgages, Inc., recorded in mortgage book 1204 at page 307, the present balance being \$16,537.10.

JAMES H. BYRD died intestate in Greenville, South Carolina on February 2, 1977. See Greenville County Probate Office Estate Records, Apt. 1458, File 26.

This conveyance is made subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record on the premises or on the recorded plat, which affect the property hereinabove described.

The Grantor, GERALD WAYNE BYRD, is unmarried.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 31 day of May 19 77 SIGNED, sealed and delivered in the presence of:

Donna Burton
Robert M. White
Robert M. White
Donna Burton

Barbara Byrd Turner (SEAL)
Deborah Byrd Metzger (SEAL)
James H. Byrd, Jr. (SEAL)
Judy Byrd Mason (SEAL)
Gerald Wayne Byrd (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31 day of May 19 77 Robert M. White (SEAL)

Donna Burton

Notary Public for South Carolina My commission expires: 9-15-81

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, 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 31 day of May 19 77 Robert M. White (SEAL)

Janice Hawkins Byrd
JANICE HAWKINS BYRD, wife of
JAMES HAROLD BYRD, JR.

Notary Public for South Carolina My commission expires: 9-15-81

RECORDED this 10th day of June 19 77, at 11:06 A/ M., No. 31137

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