

Grantee's mailing address: 601 Tryon Street Ext., Greer, S. C. 29631

1052-398

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Roy Alexander Dobson and Jeannie L. Dobson

in consideration of Thirty Five Thousand, Four Hundred and No/100-----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 George Robert Kirby and Patricia B. Kirby, their heirs and assigns forever:

ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 3 and the southern one-half of Lot 2 on a plat of Roy A. Dobson Property according to deed recorded in the RMC Office for Greenville County in Deed Book 1014 at Page 211 and being more fully shown on a plat entitled "Property of George Robert Kirby and Patricia B. Kirby" prepared by Carolina Surveying Company dated June 14, 1978 and having according to the latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Tryon Street and Sherwood Street (Sunset Avenue) and running thence with the northern side of Sherwood Street (Sunset Avenue) S. 79-38 W. 150 feet to an iron pin at the corner of Lot 17; running thence with the line of Lot 17 N. 10-22 W. 105 feet to an iron pin in the line of Lot 2; running thence through Lot 2 N. 79-38 E. 150 feet to an iron pin on the western side of Tryon Street; running thence with the western side of Tryon Street S. 10-22 E. 105 feet to the point of BEGINNING.

-285-619-1-114,115

This being the same property conveyed to the Grantors by deed of Roy M. Dobson by deed dated January 29, 1975 and recorded February 5, 1975 in the RMC Office for Greenville County in Deed Vol. 1014 at Page 211.

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.

GREENVILLE COUNTY DOCUMENTARY TAX
39.05

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 30th day of June 19 78

SIGNED, sealed and delivered in the presence of:

Arthur H. Grayson
Vickie D. Welkerson

Roy Alexander Dobson (SEAL)
Roy Alexander Dobson
Jeannie L. Dobson (SEAL)
Jeannie L. Dobson
(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 30th day of June 1978

Arthur H. Grayson (SEAL)
Notary Public for South Carolina
My Commission Expires 11/19/79

Vickie D. Welkerson

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 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 30th day of June 19 78

Arthur H. Grayson (SEAL)
Notary Public for South Carolina
My Commission Expires 11/19/79

Jeannie L. Dobson

RECORDED this 3 day of JUL 3 1978 at 12:03 P. M., No. 169

4328 RV.2