

State of South Carolina  
COUNTY OF ~~ANDERSON~~  
GREENVILLE

FILED  
SEP 18 1978  
TITLE TO REAL ESTATE

VOL 1088 PAGE 11  
PREPARED BY  
JONES AND MCINTOSH  
ATTORNEYS AT LAW

KNOW ALL MEN BY THESE PRESENTS That HE, Herman Grady Kirven, Jr. and Diane A. Kirven, of the County of Greenville,

hereinafter, whether one or more, called Grantor, in the State aforesaid, in consideration of the sum of \$20,628.16 and the assumption of a certain mortgage hereinbelow mentioned and described----- Dollars, to Grantor in hand paid at and before the sealing of these presents by Terry E. Rosamond and Deborah Rosamond, of the County of Greenville, State aforesaid-----

hereinafter, whether one or more, called Grantee (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee and Grantee's heirs, or successors, and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Town of Mauldin, being known and designated as Lot Number Sixty-One (61) of a subdivision known as Forrester Woods, Section 3, as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, at Page 51, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Southern side of Cold Springs Road, joint front corner of Lots Nos. 61 and 62, and running thence with the joint line of said lots, South 16° 56' West 165 feet to an iron pin; thence North 76° 01' West 100 feet, more or less, to an iron pin on the Eastern side of an unnamed street; thence with said street, North 16° 52' East 60 feet to an iron pin; thence continuing with said unnamed street, North 9° 34' East 116.9 feet to an iron pin as said unnamed street begins its intersection with Cold Springs Road; thence with the intersection of said unnamed street and Cold Springs Road, North 64° 30' East 28.7 feet to an iron pin on the Southern side of Cold Springs Road; thence with said road, South 60° 30' East 100 feet to the beginning corner. This is the same lot of land conveyed unto Herman Grady Kirven, Jr. and Diane A. Kirven by deed of P. & W. Constructors, Inc., dated August 20, 1973, duly of record in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 982, at Page 345.

This conveyance is specifically made subject to certain Restrictions as contained in an instrument of record in the R.M.C. Office for Greenville County, South Carolina, in Deed Volume 942, at Page 157; also subject to any and all recorded rights of way, easements, conditions, restrictions, and zoning ordinances as pertaining to said premises, and in addition is subject to any of the foregoing which may appear from an inspection of said premises.

As a part of the consideration for this conveyance the Grantees herein assume the payment, according to its terms, of a certain mortgage heretofore given by Herman Grady Kirven, Jr. and Diane A. Kirven unto The Perpetual Building and Loan Association of Anderson, dated August 20, 1973, of record in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1288, at Page 692, upon which there is now the balance of \$25,871.84.

MAILING ADDRESS OF GRANTEES: Cold Springs Road, Forrester Woods, Greenville, South Carolina

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging; or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said Grantee and Grantee's Heirs, or successors, and assigns forever.

And Grantor does hereby bind Grantor and Grantor's Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successors and Assigns against Grantor and Grantor's Heirs, Successors, Executors, Administrators and Assigns and against every person whomsoever lawfully claiming or to claim the same or any party thereof.

Witness Grantor's hand and seal this 15th day of September A.D. 1978

Signed, Sealed and Delivered in the Presence of:  
*[Signature]*  
*[Signature]*

*[Signature]* (Seal)  
Herman Grady Kirven, Jr.  
*[Signature]* (Seal)  
Diane A. Kirven

STATE OF SOUTH CAROLINA,  
County of Anderson.

PROBATE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named Grantor sign, seal and as Grantor's act and deed deliver the within deed, and that (s)he with the other witness whose name is subscribed above witnessed the execution thereof.

Subscribed before me this 15th day of September, D., 1978

*[Signature]* (Seal)  
Notary Public for South Carolina

*[Signature]*

My Commission Expires 8-28-85

STATE OF SOUTH CAROLINA  
County of Anderson

RENUNCIATION OF DOWER

I, the undersigned, Notary Public in and for the jurisdiction shown below, do hereby certify unto all whom it may concern, that the undersigned, the wife of the above named male Grantor, Herman Grady Kirven, Jr.-----

did this day appear before me, and 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 or persons whomsoever, renounce, release and forever relinquish unto the within named Grantee and the Grantee's Heirs or successors and Assigns all her interest and estate, and also all her right and claim of Dower of, or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 15th day of September, A.D., 1978

*[Signature]* (Seal)  
Notary Public for South Carolina

*[Signature]*  
Diane A. Kirven

My Commission Expires 8-28-85

Recorded Sept 18, 1978 at 2:00 P/M

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