

29 Beck Avenue
Greenville, S. C. 29605
TITLE TO REAL ESTATE- Griffin & Howard, 111 Pettigru Street, Greenville, S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE 0010

11 10 23 1978

KNOW ALL MEN BY THESE PRESENTS, that Ernest Nelson Irby and Violetta Paulette Irby

in consideration of Three Thousand (\$3,000.00) ----- Dollars,
and assumption of mortgage recited hereinbelow
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and
release unto Sandra F. Jones, her heirs and assigns forever, the following described property,
to wit:

All that piece, parcel or lot of land situate, lying and being in the City and County of
Greenville, State of South Carolina, on the south side of Beck Avenue and being known and
designated as Lot No. 253 on plat of Augusta Road Ranches recorded in the R.M.C. Office
for Greenville County in Plat Book "M", at Page 47, and having, according to said plat,
the following metes and bounds, to wit:

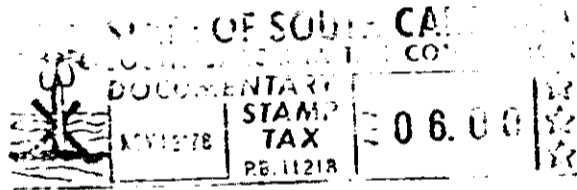
Beginning at an iron pin on the south side of Beck Avenue at the joint front corner of Lots
No. 252 and 253, and running thence, along the joint line of said lots S 0-13 E. 140 feet to
an iron pin; thence N 89-47 E 60 feet to an iron pin; thence along the joint line of Lots
No. 253 and 254 N 0-13 W 140 feet to an iron pin on the south side of Beck Avenue; thence
along the south side of said Avenue S 89-47 W 60 feet to the point of beginning.

This property is made subject to such easements, rights of way and restrictions of record
or as appear on the premises.

519-212-5-26

This is the same property heretofore conveyed to Ernest Nelson Irby and Violetta Paulette
Irby by Robert E. Riemke by deed dated November 19, 1973 and recorded December 26, 1973 in
the R.M.C. Office for Greenville County in Deed Book 991 at Page 218.

The Grantee herein assumes and agrees to pay the balance due on that certain mortgage given
by Ernest N. Irby and Violetta P. Irby to First Federal Savings and Loan Association dated
November 7, 1977 and recorded November 10, 1977 in the R.M.C. Office for Greenville County
in Mortgage Book 1415 at Page 433, with a remaining balance of \$17,734.49 .



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 administra-
tors 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 10th day of November 19 78 .

SIGNED, sealed and delivered in the presence of:

Charles E. Howard (SEAL)
B. Fredrick Stuart (SEAL)
Violetta Paulette Irby (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 10th day of November 19 78

Charles E. Howard (SEAL)

Notary Public for South Carolina
My commission expires: 4/15/81

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER Unnecessary-Grantor Woman
COUNTY OF GREENVILLE }

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 whom-
soever, 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 10th day of November 1978
Charles E. Howard (SEAL)

Notary Public for South Carolina
My commission expires:

RECORDED this NOV 13 1978 day of 19 at 10:23 A.M., No. 14721

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