

GRANTEE: Route 2, ^{Box 433} Arden Road, Pelzer, S.C. 29669

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1112 707

KNOW ALL MEN BY THESE PRESENTS, that MARY L. MONTGOMERY

in consideration of Twenty Nine Thousand Eight Hundred Ninety One and 42/100 (\$29,891.42) --- Dollars, plus assumption of mortgage as set out 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 GEORGE T. BIRO AND GLORIA J. BIRO, their heirs and assigns, forever:

All those adjoining lots of land in the State of South Carolina, County of Greenville, containing a total of 11.27 acres, and consisting of a 1.27 acre tract designated as Property of Joe W. Kelly and the southeasterly 10 acres of Tract No. 5, all of which is shown on a plat of property of Betty C. Gardner, prepared by T. H. Walker, Jr., Surveyor, recorded in Plat Book 4-S, at Page 48, and being described as follows, as a whole, in accordance with the revision of such plat dated December 22, 1973:

BEGINNING at an iron pin on the northeasterly side of Arden Road, corner of Tract 4 and running thence with the edge of said Arden Road N. 51-54 W., 99.4 feet to an iron pin on said road; thence N. 57-41 W., 126.3 feet to an iron pin on said road; thence N. 60-09 W., 240.6 feet to an iron pin; thence in a new line intersecting tract No. 5 N. 40-53 E., 1,897.8 feet to an iron pin near the westerly edge of a creek; thence in a southeasterly direction to a point in the center line of said creek; thence with the center line of said creek (the traverse line being S. 18-21 W., 109 feet and S. 28-54 E., 132 feet) to an iron pin on the westerly edge of said creek; thence S. 24-52 W., 80 feet to an iron pin; thence along the rear line of tract No. 4 N. 65-13 W., 126 feet to an iron pin; thence continuing along the line of Tract No. 4 S. 24-47 W., 1,379.3 feet to an iron pin; thence still with the line of Tract No. 4 S. 38-37 W., 244.2 feet to the point of beginning.

This is the same property conveyed to the grantor by deed of Milnor Grady Ward recorded in the R.M.C. Office for Greenville County on September 12, 1977, in Deed Book 1064, Page 573.

This conveyance is made subject to all easements, restrictions and rights of way, if any, appearing of record affecting this property.

As part of the consideration, grantee agrees to assume that certain mortgage executed in favor of Collateral Investment Company in the original amount of \$36,000.00 and recorded in the R.M.C. Office for Greenville County on December 20, 1976, in Real Estate Mortgage Book 1385, Page 615 and having a present balance of \$35,108.58.

(21)110-613.1-1-7.1

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 28 day of September, 19 79

SIGNED, sealed and delivered in the presence of:

Dandra M. Budwell
Ann W. Blue

Mary L. Montgomery (SEAL)
MARY L. MONTGOMERY (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 28 day of September 19 79

Ann W. Blue (SEAL) Dandra M. Budwell
Notary Public for South Carolina.
My commission expires 3/24/87

STATE OF SOUTH CAROLINA }
COUNTY OF

RENUNCIATION OF DOWER WOMAN GRANTOR

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 singular the premises within mentioned and released.

GIVEN under
day

Notary public f
My commission

RECORDED th.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
NOTARY PUBLIC
ANN W. BLUE
3/24/87

GREENVILLE COUNTY
RECORDED
OCT 1 1979
at 2:25 P.M.
11022
4328 RV-2
33.00 TAX

0707