

TITLE TO REAL ESTATE BY A CORPORATION  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
S. C.  
APR 15 1980  
GREENVILLE  
SHERSLEY

GRANTEES ADDRESS: 204 Oneal Rd.  
Greer, S.C., 29651  
BOOK 1123 PAGE 911

KNOW ALL MEN BY THESE PRESENTS, that McElrath & Tucker, Inc.  
A Corporation chartered under the laws of the State of SOUTH CAROLINA and having a principal place of business at  
GREER, State of SOUTH CAROLINA, in consideration of  
FORTY FIVE THOUSAND, NINE HUNDRED AND NO/100ths Dollars,  
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto ROBERT M. KIRBY and JOYCE E. KIRBY, their heirs and assigns forever:

ALL that lot of land in the State of South Carolina, County of Greenville, in the City of  
Greer, constituting all of Lot Number 85 and the southeasterly one-half of Lot Number 86,  
on a plat entitled, "Burgiss Hills", prepared by Piedmont Engineering Service, dated January  
21, 1951, recorded in Plat Book Y at Pages 96 and 97 and being more particularly described  
in accordance with a plat entitled, "Property of Robert M. Kirby and Joyce E. Kirby" prepared  
by Carolina Surveying Company, dated April 9, 1980 to be recorded herewith. The subject  
property fronts on the northeasterly side of Old U. S. Highway Number 29 (same as O'Neal Road)  
a total distance of 120 feet.

THIS is the identical property conveyed to the Grantor by Deed Bo Johnny H. Ross, Jr.,  
recorded on July 3, 1978, in Deed Book 1082 at page 396 in the RMC Office for Greenville  
County.

(11) - 285 - 718.2 - 1 - 104

THIS property is conveyed subject to Restrictive Covenants of record and to any easements,  
rights of way and set-back lines affecting same.

In a prior deed in the chain of title of the subject property recorded in Deed Book 664 at  
Page 218, one T. D. Christopher conveyed the property to Evelyn C. Ross and part of the con-  
sideration stated in such conveyance was the assumption of a mortgage held by Woodruff  
Federal Savings and Loan Association, which mortgage was not specifically described. For  
clarification of the records, such mortgage was originally executed by T. D. Christopher  
in the amount of \$10,000.00 and was recorded in Mortgage Book 817 at Page 128, and has now  
been cancelled of record.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP

GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
APR 15 80  
50.60

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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized  
officers, this 15th day of April 19 80.

SIGNED, sealed and delivered in the presence of:

McElrath & Tucker, Inc. (SEAL)  
A Corporation  
By: \_\_\_\_\_  
President  
Frank McElrath  
Secretary

*W. O. Reed*  
*Helen B. Reese*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-  
poration, by its duly authorized officers, sign, seal and as the grantor'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 15th day of April 1980

*W. O. Reed* (SEAL)  
Notary Public for South Carolina.  
Commission expires: 11/23/80

*Helen B. Reese*

RECORDED APR 15 1980 of 19, at 11:01 A. M., No. 30390

718.2

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