

No Exempt 1140-137

TITLE TO REAL ESTATE - Deed, Township, County, State of South Carolina

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

Jimmie Kirksey, Sr. and  
 Rose Ann Kirksey  
 Greenville, S.C.  
 29611

KNOW ALL MEN BY THESE PRESENTS, that I, Stanley Batson,

In consideration of Six Thousand Seven Hundred Fifty and no/100-----Dollars, (\$6,750.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Jimmie Kirksey, Sr. and Rose Ann Kirksey, their heirs and assigns forever:

ALL That certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the state of South Carolina, county of Greenville, Greenville Township, being known and designated as Lot No. 3 of Block A, as shown on plat of the property of T. Q. Donaldson, recorded in the RMC Office for Greenville County in Plat Book A at Page 217 and being more particularly described according to said plat as follows:

BEGINNING At an iron pin on the eastern side of St. Claire Street (formerly Hampton Avenue Extension), the joint front corners of Lots Nos. 3 and 4, and running thence with St. Claire Street, N. 17-15 E. 50 feet to an iron pin, corner of Lot No. 2; thence with the line of Lot No. 2 in an easterly direction, 150 feet to an iron pin; thence S. 17-15 W. 50 feet to an iron pin, corner of Lot No. 4; thence with the line of said lot in a westerly direction, 150 feet to the point of beginning.

This being the same property conveyed to Grantor by deed of E. C. Burry, Jr. dated June 2, 1960 and recorded in Deed Book 651 at Page 455 in the RMC Office for Greenville County. -12-225-13-5-16

This conveyance is subject to any and all existing reservations, easements, rights-of-ways, zoning ordinances and restrictions or protective covenants that may appear of record or affect the premises.

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 administrators 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 3rd day of January, 1981.

SIGNED, sealed and delivered in the presence of:

*Stanley Batson* (SEAL)  
 Stanley Batson (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 3rd day of January, 1981.

*Stanley Batson* (SEAL)  
 Notary Public for South Carolina  
 My commission expires: 31 1990

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
 COUNTY OF GREENVILLE } [GRANTOR WIDOWER]

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 whatsoever, 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.

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RECORDED  
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