

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

W. E. Garner  
Route 5, Box 430  
Travelers Rest, S. C. 29690

KNOW ALL MEN BY THESE PRESENTS, that LARRY K. KIRBY and SANDRA M. KIRBY

in consideration of Seventeen Thousand One Hundred and no/100 (\$17,100.00) ----- Dollars  
and assumption of mortgage indebtedness as set forth below  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto

W. E. GARNER, his heirs and assigns:

ALL that certain piece, parcel or lot of land, situated on the north side of Benjamin Avenue, about one mile southward from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being all of LOT NO. 25 of Brookhaven property of the Dobson Estates, according to survey and plat by H. S. Brockman, R.S., dated December 12, 1957, amended Sept. 1, 1959, recorded in Plat Book RR, page 41, RMC Office for Greenville County, South, and having according to said plat the following metes and bounds:

11(286) G2-3-203

BEGINNING at an iron pin on the north side of Benjamin Avenue, corner of Lots Nos. 24 and 25, and running thence along the common line of said lots, N. 10-55 E., 170 feet to an iron pin, rear corner of Lots No. 5 and 25; thence along the line of Lot No. 5, N. 79-25 W., 100 feet to an iron pin, corner of Lot No. 26; thence along common line of said lots, S. 10-55 W., 170 feet to an iron pin on the north side of Benjamin Avenue; thence along said avenue, S. 79-25 E., 100 feet to the beginning corner.

The above property is the same conveyed to the Grantors by deed of B. Clayton Livingston and Judy W. Livingston recorded May 27, 1977 in Deed Book 1057, page 408 in the RMC Office for Greenville County, S. C. and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantee hereby assumes and agrees to pay in full the indebtedness due on a note and mortgage given by Larru K. Kirby and Sandra M. Kirby to Family Federal Savings and Loan Association (now merged into American Federal Savings & Loan Association) recorded on May 27, 1977 in Mortgage Book 1399, page 12, in the original sum of \$24,500.00, which has a present balance due in the sum of \$22,900.00.

As a further part of the consideration for this deed, the Grantors hereby assign, transfer and set over unto the Grantee all their right, title (OVER) 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 assigns against the grantor(s) and the grantor'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 5th day of November 19 82

Signed, sealed and delivered in the presence of:  
Constance H. McBride

Larry K. Kirby

(SEAL)

Larry K. Kirby

Sandra M. Kirby

(SEAL)

Sandra M. Kirby

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 5th day of November 19 82

Constance H. McBride (SEAL)

John M. Dillard

Notary Public for South Carolina  
My commission expires: 5/22/83

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this  
5th day of November 19 82

Constance H. McBride (SEAL)

Sandra M. Kirby

Notary Public for South Carolina  
My commission expires: 5/22/83

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_