

TITLE TO REAL ESTATE - Offices of HILL, WYATT & BANNISTER, Attorneys at Law, 100 Williams St. Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That THOMAS R. IRBY AND SHELBY JEAN IRBY

Grantees' Address: #4 Brookview Circle Greenville SC 29605

W 1193 PAGE 23

GREENVILLE FILED JUL 25 4 44 PM '83 DONALD W. SHAW, Notary Public R.M.C.

in consideration of Eight Thousand Five Hundred & 00/100 and assumption of mortgage (\$8,500.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

GARY H. COCHRAN AND ALVA L. COCHRAN, their heirs and assigns,

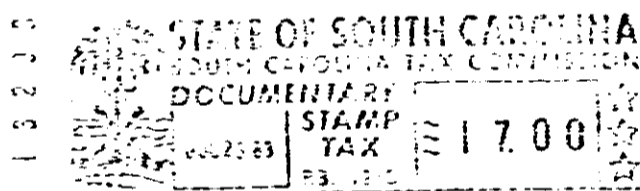
ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 23.82 acres, more or less, on Plat of Property owned by Thomas R. Irby and Shelby Jean Irby, dated July 19, 1983 prepared by John C. Smith & Son, R.L.S., recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9-V at Page 73, reference to said plat is hereby craved for a metes and bounds description thereof.

This conveyance is made subject to all easements, restrictions, setback lines, roadways and rights of way, if any, affecting the above-described property.

This is a portion of the property conveyed to Thomas R. Irby and Shelby Jean Irby by deed of John H. Woods and Janice S. Woods, said deed being dated September 26, 1978, and recorded in the R.M.C. Office for Greenville County on October 20, 1978 in Deed Book 1090 at Page 311.

25(5) 589.2-1-27.1

As a part of the consideration for the within conveyance the above-named grantees hereby agree to assume and pay that certain mortgage given to Federal Land Bank dated October 17, 1978 in the original amount of \$27,300.00, recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1447 at Page 735, and having a present balance of \$11,556.07.



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 21st day of July, 19 83

SIGNED, sealed and delivered in the presence of:

Quire A. M. McKeen John F. Wyatt

Thomas R. Irby (SEAL) Shelby Jean Irby (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 21st day of July 19 83

John F. Wyatt (SEAL) Notary Public for South Carolina

My commission expires 3/28/89

Quire A. M. McKeen (SEAL)

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 21st day of July 19 83

John F. Wyatt (SEAL) Notary Public for South Carolina

My commission expires 3/28/89

Shelby Jean Irby (SEAL)

RECORDED this 25th day of July 19 83, at 2:44 P. M., No. 2718

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