

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE  
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Kenneth A. Pensmith and Mildred A. Pensmith

in consideration of Twelve Thousand Nine Hundred Twenty Nine and 44/100-----Dollars, (\$12,929.44) AND ASSUMPTION OF MORTGAGE INDEBTEDNESS 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 Harold Duncan and Paula Duncan, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a 24.01 acre tract as shown on plat of property of Ken Pensmith dated January 5, 1983, prepared by John C. Smith & Son, and recorded in the RMC Office for Greenville County in Plat Book 9-N at Page 4 and having metes and bounds as shown thereon.

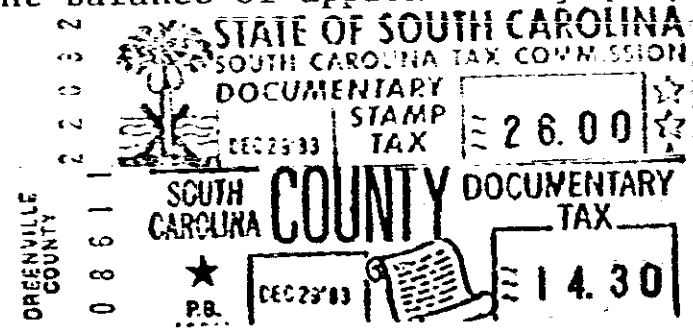
This conveyance is made subject to all restrictions, easements, rights of way, setback lines and roadways of record, on the recorded plat(s), or on the premises affecting said property.

25(5) 589.2-1-27.5

This being the same property conveyed to the Grantors by deed of Thomas R. Irby and Shelby J. Irby dated February 7, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1182 at Page 295 on February 9, 1983.

The Grantees assume and agree to pay that certain mortgage to The Federal Land Bank of Columbia as recorded in the RMC Office for Greenville County in Mortgage Book 1594 at Page 261 and having a present balance of approximately \$26,070.56.

GRANTEES' MAILING ADDRESS:  
Rt 3 Box 133AA  
Belton, S.C.



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 27th day of December 1983.  
SIGNED, sealed and delivered in the presence of:  
Kenneth A. Pensmith (SEAL)  
Mildred A. Pensmith (SEAL)

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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 27th day of December 1983  
Notary Public for South Carolina.  
My commission expires 4-11-93

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 27th day of December 1983  
Notary Public for South Carolina.  
My commission expires 4-11-93

RECORDED this day of DEC 29 1983 at 11:20 A/M, No 20334

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