

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, W. B. Kirby,

in consideration of One and no/100-----(\$1.00)-----Dollars,  
love and affection,

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. B. Kirby, a life estate, J. L. Kirby and M. E. Kirby, their heirs  
and assigns forever:

ALL that certain tract of land in the State of South Carolina, Greenville County,  
near Pelham Mills and known and designated as Tract No. 3 of the Mary Susan Smith  
(Susie Boling Smith) lands as shown on subdivision and plat of same made by G. A.  
Ellis, April 6, 1934, and of record in the R. M. C. Office for Greenville County  
in Plat Book "H", Page 234, and containing 45.5 acres, more or less, and having  
the following metes and bounds and courses and distances, as shown on said plat,  
to-wit:

BEGINNING at an iron pin at corner of Tract No. 2 and running thence S. 26 3/4 W.  
4.63 to an iron pin; thence S. 51 1/4 W. 3.00 to iron pin at corner of Tract No. 4;  
thence along the line of Tract No. 4, S. 26 1/2 E. 31.25 to Birch in Long Branch;  
thence along the meanderings of the branch, as the line, in a northeasterly direc-  
tion 14.15 to point in branch; thence continuing along the line of said branch 5.60  
to a point in said branch and in line of the Baker lands; thence along the line of  
the Baker lands N. 28 1/4 E. 9.50 to an iron pin at corner of Tract No. 2; thence  
along the line of Tract No. 2 N. 66 W. 27.12 to the point of beginning.

A road 33 feet wide is reserved along the western boundary of this tract of land,  
as shown on said recorded plat, for the use and benefit of the owner of Tract No. 4  
of said subdivision.

This is the same property conveyed to the grantor by Deed Book 177 at Page 105 in  
the R. M. C. Office for Greenville County.

ALSO, All that lot or parcel of land in Pelham School District, Butler Township,  
Greenville County, South Carolina, lying on the west side of the Batesville and  
Greenville surface treated road, beginning at an iron pin at the intersection of  
the Batesville and Greenville Road and a side road, and running thence with the  
edge of said Batesville and Greenville Road, North 33 and 3/4° East, 130' feet to  
subject to the life estate set out above. (continued on back)

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 administra-  
tors 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 ~~15th~~<sup>6</sup> day of ~~December~~<sup>January</sup>, 1970.

SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)  
[Signature] (SEAL)  
[Signature] (SEAL)  
[Signature] (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 deed and that (s)he, with other witness subscribed above  
witnessed the execution thereof.

SWORN to before me this ~~15th~~<sup>6</sup> day of ~~December~~<sup>January</sup>, 1970.

[Signature] (SEAL)  
[Signature]

Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } RENUNCIATION OF DOWER — Grantor Widow

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 whom-  
soever, 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.

GIVEN under my hand and seal this \_\_\_\_\_  
day of \_\_\_\_\_ 19 \_\_\_\_\_

\_\_\_\_\_  
(SEAL)  
Notary Public for South Carolina.  
My commission expires: \_\_\_\_\_

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

265-5304-1-23 \$ 29