

Carole W. Phelps
134 Brook Bend Rd. Mauldin, S.C.
TITLE TO REAL ESTATE BY A CORPORATION

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 23 4 40 PM '76
RMC OFFICE

KNOW ALL MEN BY THESE PRESENTS, that KIRBY LUMBER CORPORATION, A DELAWARE CORPORATION
A Corporation chartered under the laws of the State of Delaware and having a principal place of business at
Harris County, State of Texas, in consideration of ONE DOLLAR (\$1.00) AND
ASSUMPTION OF MORTGAGE DESCRIBED BELOW ----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto

CAROLE W. PHELPS, HER HEIRS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of
Greenville, City of Mauldin, shown as Lot No. 47 on Plat of Holly Springs, Section II,
which plat is recorded in the RMC Office for Greenville County in Plat Book 4R at page
54 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Brook Bend Road at the joint front corner
of Lots No. 47 and 48 and running thence S. 80-46 E., 197.3 feet to an iron pin;
thence S. 6-09 W., 90.2 feet to an iron pin; thence N. 80-44 W., 199.7 feet to an iron
pin on the eastern side of Brook Bend Road; thence with said Road, N. 7-29 E., 90 feet
to an iron pin, being the point of beginning.

This is the same property conveyed to the grantor by Deed of John T. Clark and Marie M.
Clark, dated February 23, 1976 and recorded in the RMC Office for Greenville County in
Deed Book 1032 at page 380.

As part of the consideration, grantees agree to assume and pay the balance due on that
certain mortgage from John T. Clark and Marie M. Clark to Fidelity Federal Savings and
Loan Association, Greenville, South Carolina, dated December 30, 1974 in the original
amount of \$34,100.00, recorded in REM Book 1330 at page 562 of the RMC Office for Green-
ville County upon which there is a current balance of \$32,000.00.

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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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 24th day of September 1976.

SIGNED, sealed and delivered in the presence of:

KIRBY LUMBER CORPORATION, A DELAWARE CORPORATION (SEAL)

A Corporation
By:

President

Secretary

STATE OF ~~SOUTH CAROLINA~~ TEXAS }
COUNTY OF HARRIS }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as its 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 24th day of September 1976.

Monty S. Lake (SEAL)

Notary Public for ~~South Carolina~~ Texas
My commission expires:

RECORDED this _____ day of SEP 28 1976 19 _____ at 4:46 P. M., No. 8620

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