

FILED GREENVILLE CO. S.C.

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Brisley, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 22 11 30 AM '70
OLLIE FAIRSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, T. E. KIRBY and BETTY W. KIRBY,

in consideration of Four Thousand Nine Hundred Two and 74/100 (\$4,902.74)-----Dollars,
and assumption of the mortgage referred to 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
DANIEL J. YEAGO and PATRICIA T. YEAGO, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, Town of Mauldin, on the southwestern side of Braddock Drive and being known and designated as Lot No. 36 on plat of "Addition to Knollwood Heights" recorded in the RMC Office for Greenville County in Plat Book PPP, Page 7, and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southwestern side of Braddock Drive, joint front corner of Lots 35 and 36 and running thence with the common line of said lots, S 72-50 W 165 feet to an iron pin; thence N 17-10 W 60.0 feet to an iron pin; thence N 37-45 W 53.36 feet to an iron pin, joint rear corner of Lots 36 and 37; thence with the common line of said lots, N 72-50 E 183.6 feet to an iron pin on the southwestern side of Braddock Drive; thence along said Braddock Drive, S 17-10 E 110.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to the grantors herein by deed of John C. Kulze, Jr. recorded in the RMC Office for Greenville County in Deed Book 852, Page 387.

This conveyance is made subject to all restrictions, easements and rights of way appearing of record affecting said property.

As a part of the consideration for the within conveyance the grantees herein assume and agree to pay the balance due on that certain mortgage in favor of First Federal Savings & Loan Association in the original amount of \$29,250.00 recorded in the RMC Office for Greenville County on September 16, 1968 in Mortgage Book 1103, Page 347, on which there remains a present principal balance of \$ 28,097.26 .



5.50

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)' hand(s) and seal(s) this 16th day of September 1970

SIGNED, sealed and delivered in the presence of:
Marco L. Middleton Fitts _____ (SEAL)
C. P. Taylor _____ (SEAL)
T. E. Kirby _____ (SEAL)
Betty W. Kirby _____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Chas }
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 16th day of September 1970.
Robert P. Taylor (SEAL)
Notary Public for South Carolina.
My commission expires March 11, 1980
Marco L. Middleton Fitts

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF Chas }
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 grantor(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 16th day of September 1970.
Robert P. Taylor (SEAL)
Notary Public for South Carolina.
My commission expires March 11, 1980
Betty W. Kirby
RECORDED this 22nd day of September 1970 at 11:30 A. M., No. #7007

90-1-1-MS.3-1-60