

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that JULIA A. KIRK and DON W. KIRK

in consideration of One and No/100 and assumption of mortgage indebtedness herein- Dollars
below set forththe receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

LILLIE C. COOPER, her heirs and assigns forever:

ALL our right, title and undivided two-thirds interests in and to the following described
real estate:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate,
lying and being on the southeastern side of Bagwell Avenue, in Greenville County, South
Carolina, being the northwestern portion of Lot No. 5 on a plat of PROPERTY OF W. T. LOOPER,
made by W. J. Riddle, dated July 1951, recorded in the R. M. C. Office for Greenville County,
South Carolina, in Plat Book BB, page 6, and having according to a plat entitled PROPERTY OF
CHARLES WILBUR NICHOLS and TERESA B. NICHOLS made by Jones Engineering Service, dated
May 30, 1972, recorded in Plat Book 4-Q, page 99, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bagwell Avenue at the joint front corner
of Lots Nos. 5 and 6, running thence with the common line of said lots, S. 67-49 E., 129.2 feet
to an iron pin; thence along a line through Lot No. 5, N. 22-33 E., 130.0 feet to an iron pin;
thence along the common line of Lots Nos. 4 and 5, N. 67-49 W., 127 feet to an iron pin on the
southeastern side of Bagwell Avenue; thence with the southeastern side of Bagwell Avenue, S.
23-31 W., 130.4 feet to an iron pin, the point of BEGINNING.

The above property is the same property conveyed to the grantors by deed of Melvin L. McAlister
recorded in Deed Book 945, page 223, and is hereby conveyed subject to rights of way, easements,
conditions, public roadways and restrictive covenants reserved on plats and other instruments
of public record and actually existing on the ground affecting said property.

The grantee agrees and assumes to pay Greenville County property taxes for the tax year 1976
and subsequent years. — 166 - 245 - 1 - 19.1

As a part of the consideration of this deed, the grantee agrees and assumes to pay in full the
indebtedness due on a note and mortgage covering the above described property given to
Carolina National Mortgage Investment Company, Inc. dated June 1, 1972, in the original sum
of \$22,000.00 and recorded in the R. M. C. Office for said County, and State in Mortgage Book
1235, page 521, which has a present balance due in the sum of \$ 21,200.00.

As a further part of the consideration for this deed the grantors hereby assign, transfer (over)
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; 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 assigns against the grantor(s) and the
grantor'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 5th day of December 1975.

Signed, sealed and delivered in the presence of:

Aileen D. Padman (SEAL) Don W. Kirk (SEAL)
Constance D. McBride (SEAL) Julia A. Kirk (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 5th day of December 1975.

Aileen D. Padman (SEAL)
Notary Public for South Carolina
My commission expires: 11-21-84

Constance D. McBrideSTATE 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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 5th
day of December 1975.
Aileen D. Padman (SEAL)

Notary Public for South Carolina
My commission expires: 11-21-84

Julia A. Kirk

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

0263

4328 RV-2