

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S.C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Grantees' Mailing Address:

KNOW ALL MEN BY THESE PRESENTS, that we, John H. Woods and Janice S. Woods,

in consideration of Thirty-nine Thousand and no/100-----Dollars, (\$39,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Thomas R. Irby and Shelby Jean Irby, their heirs and assigns forever:

ALL That piece, parcel or lot of land lying, being and situate on the southern side of Southern Road in the county and state aforesaid, containing 52.131 acres, more or less, and being more particularly described on plat of property of General Glynne M. Jones, prepared by John C. Smith, RLS, dated April 10, 1973, with said plat being recorded in the RMC Office for Greenville County in Plat Book 4-Z at Page 44 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING At a nail and cap in the center of Southern Road and running thence S. 6-22 W. 1,892.8 feet to an iron pin; thence S. 79-37 W. 1,370 feet to a point in the center of Beaver Dam Creek, iron pin back on line 12 feet; thence running along and with the meanders of Beaver Dam Creek, creek being the line, the traverse of which is N. 11-59 W. 1,436.4 feet to a nail and cap in the center of Southern Road; thence running along and with the center of Southern Road as follows: S. 76-18 E. 197.1 feet; S. 81-17 E. 265 feet; N. 81-20 E. 180 feet; N. 62-35 E. 395 feet; N. 53-10 E. 200 feet; N. 40-20 E. 425 feet; N. 53-40 E. 100 feet; N. 61-00 E. 100 feet; and N. 64-50 E. 193.5 feet to the beginning.

-20-589.2-1-27.1
OUT OF 589-2-1-27

For a more particular description, see the aforesaid plat.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or affect the premises.

This being a portion of the property conveyed to the Grantors by Glynne M. Woods, et ux by deed dated June 2, 1973 and recorded in said RMC Office in Deed Book 876 at Page 197

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 administrators 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 26th day of September, 1978

SIGNED, sealed and delivered in the presence of:
[Signature]
[Signature]

[Signature] (SEAL)
John H. Woods
[Signature] (SEAL)
Janice S. Woods

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROI
STAMP: 78.00
TAX
RE 11218

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 26th day of September, 1978

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 7-80

[Signature]
Janice S. Woods

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, 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 26th day of September, 1978.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 7-80

[Signature]
Janice S. Woods

RECORDED this OCT 20 1978 day of
at 2:13 P.M. 12515

GREENVILLE COUNTY
TAX
42.90

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