

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

10 17 AM '82  
MERSLEY

For True Consideration See Affidavit

Book 41 Page 417

KNOW ALL MEN BY THESE PRESENTS, that J & B Investment Company, A South Carolina General Partnership

in consideration of Ten and No/100 (\$10.00) Dollars, and other valuable considerations

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto John Bearden Brown and Carolyn C. Brown, their heirs and assign, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the northern side of Alice Farr Drive in Greenville County, South Carolina, being known and designated as Lot No. 76 on a plat entitled Western Hills recorded in Plat Book QQ, at Pages 98 and 99 in the RMC Office for Greenville County, S. C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Alice Farr Drive at the joint front corner of Lots Nos. 75 and 76 and running thence with the common line of said lots, N. 16-30 W. 175 feet to an iron pin; thence N. 73-30 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 76 and 77; thence along the common lines of said lots, S. 16-30 E. 175 feet to an iron pin on Alice Farr Drive; thence along said Drive, S. 73-30 W. 100 feet to an iron pin, the point of beginning.

13(308) B.B. 2-1-220

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is a portion of the same property conveyed to the Grantor herein by deed of Joe G. Thomason and Bob R. Janes dated January 28, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1141, at Page 661, on January 28, 1981.

This conveyance is subject to that certain mortgage of O. Franklin Kirkman and Margaret B. Kirkman to Collateral Investment Company in the original (See reverse side hereof)

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 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 29 day of January, 19 82. J & B INVESTMENT COMPANY, A SOUTH CAROLINA GENERAL PARTNERSHIP (SEAL)

SIGNED, sealed and delivered in the presence of

*Handwritten signatures of Linda B. Osborne and Joe G. Thomason*

BY: *Bob R. Janes* (SEAL)  
BY: *Joe G. Thomason* (SEAL)

STATE OF SOUTH CAROLINA  
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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 hereof.

SWORN to before me this 29 day of January, 19 82.

*Handwritten signature of Notary Public* (SEAL)  
Notary Public for South Carolina  
My commission expires: 7/30/90

*Handwritten signature of Linda B. Osborne*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER NOT NECESSARY - GRANTOR A PARTNERSHIP

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 \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ (SEAL)  
Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

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

(CONTINUED ON NEXT PAGE)

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