

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, Clarence J. B. Boyce

in the State aforesaid,

in consideration of the sum of One Thousand Four Hundred Thirty Seven & 16/100---DOLLARS, (\$1,437.16) and assumption of the mortgage referred to below, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Aubrey A. Kirby and Dorothy P. Kirby, Their Heirs and Assigns, Forever:

ALL that lot of land with the buildings and improvements thereon, situate on the North-west side of West Dorchester Boulevard (formerly known as West Belle Meade Boulevard) near the City of Greenville in Greenville County, South Carolina, being shown as Lot No. 105 on plat of Section 1 and 2 of Belle Meade, recorded in the RMC Office for Greenville County, S. C., in Plat Book EE, Page 116 and 117 (also recorded in Plat Book GG, Page 67), and having according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of West Dorchester Boulevard at the joint front corner of Lots 104 & 105 and runs thence along the line of Lot 104, N 46-54 W 177.5 feet to an iron pin; thence S 57-42 W 68.4 feet to an iron pin; thence along the line of Lot 106, S 45-41 E 195.6 feet to an iron pin on the Northwest side of West Dorchester Boulevard; thence along West Dorchester Boulevard, N 43-06 E 70 feet to the beginning corner.

The grantees herein assume and agree to pay that mortgage given by Clarence J. B. Boyce to C. Douglas Wilson & Co., dated February 12, 1965 for \$11,500.00, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 986, Page 155, on which there remains unpaid a principal balance of \$11,062.84, and sewer assessment of \$225.00 due West Gantt Sewer District Commission. This is the same property conveyed to me by deed of Phillip N. Brownstein, dated February 4, 1965, recorded in the RMC Office in Deed Book 767, Page 351.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any affecting the above described property. Grantees to pay 1967 taxes.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises be- longing, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 10th. day of November in the year of our Lord One Thousand Nine Hundred and sixty seven

Signed, Sealed and Delivered in the Presence of

Clarence J. B. Boyce (Seal)
Clarence J. B. Boyce (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

Nancy O. Collins
Patrick C. Fant



State of South Carolina, Greenville County

Personally appeared before me Nancy O. Collins

and made oath that she saw the within named grantor(s) Clarence J. B. Boyce sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 10th. day of November, A. D. 1967
Patrick C. Fant (Seal)
Notary Public for South Carolina
MY Commission expires: JANUARY 1, 1973

Nancy O. Collins

State of South Carolina, Laurens County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Doris R. Boyce wife of the within named Clarence J. B. Boyce did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Aubrey A. Kirby & Dorothy P. Kirby, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 10th. day of November, A. D. 1967
Patrick C. Fant (Seal)
Notary Public for South Carolina
My Commission expires: 11/1/70

Doris R. Boyce
Doris R. Boyce

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 13th. day of November 1967 at 9:36 A. M., No. 13940

159-372-2-26