

FEB 29 4 05 PM 1952

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARNSWORTH

Know All Men by These Presents:

That We, Eugene W. Beacham and Elizabeth N. Beacham in the State aforesaid, in consideration of the sum of Exchange of property valued at \$50.00 DOLLARS,

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 Charles M. Timmons, his heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, On the North m of Ben Street, in the City of Greenville, being the western triangular portion of lot No. 31, as shown on plat of McDaniel Heights, made by Dalton & Neves, in August 1928, recorded in Plat Book G at Page 214, and described as follows:

BEGINNING at an iron pin on the Northern side of Ben Street, 177.4 feet West from McDaniel Avenue, at corner of lot 30, and running thence with the line of said lot, N. 14-29 E. 78.86 feet to a stake; thence S. 7-15 W. 76.96 feet to a stake on Ben Street; thence with the Northern side of Ben Street, due west 10 feet to the beginning corner.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, 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 his 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 6th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Two

Signed, Sealed and Delivered in the Presence of Kathryn L. Brown, Ben C. Thornton, Eugene W. Beacham, Elizabeth N. Beacham

STATE OF SOUTH CAROLINA, Greenville County Personally appeared before me Kathryn L. Brown

and made oath that she saw the within named grantor(s) Eugene W. Beacham and Elizabeth N. Beacham sign, seal and as their act and deed deliver the within written deed, and that she, with Ben C. Thornton witnessed the execution thereof.

Sworn to before me this 6th day of February, A. D. 1952 Ben C. Thornton Notary Public for South Carolina Kathryn L. Brown

STATE OF SOUTH CAROLINA, Greenville County RENUNCIATION OF DOWER I, Ben C. Thornton Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Elizabeth N. Beacham wife of the within named Eugene W. Beacham 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 Charles M. Timmons, his Heirs and Assigns, all her interest and estate, and also 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 6th day of February, A. D. 1952 Ben C. Thornton Notary Public for South Carolina Elizabeth N. Beacham

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this day of 19, at M., No.

(OVER)