

APR 29 2 48 PM 1952

BOOK 455 PAGE 313

TITLE TO REAL ESTATE-Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA, R. L. C.

GREENVILLE COUNTY

Know All Men by These Presents:

That Eugene W. Beacham in the State aforesaid.
in consideration of the sum of - - - - - One and No/100 (\$1.00)- - - - - DOLLARS.

love and affection for my wife
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 Elizabeth Newman Beacham, her heirs and assigns, all my right, title and interest in and to all that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, located on the West side of McDaniel Avenue and designated as Lots Nos. 31 and 32 of the property of McDaniel Heights, plat of which is recorded in the R. L. C. Office for Greenville County, South Carolina, in Plat Book G, page 214, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Northwestern intersection of McDaniel Avenue and Ben Street and running thence along the Northern side of Ben Street due West 177.4 feet to an iron pin, joint corner Lots Nos. 30 and 31; thence along the joint line of Lots Nos. 30, 31 and 32 N. 14-29 E. 185 feet to an iron pin; thence due East 177.4 feet to an iron pin in the line of McDaniel Avenue; thence along the Western side of McDaniel Avenue S. 14-29 W. 185 feet to the point of beginning.

This is the same property conveyed to Eugene W. Beacham and Elizabeth Newman Beacham by Annie Lou Newman, et al, by deed dated February 15, 1950 and recorded in the R. L. C. Office for Greenville County South Carolina, in Deed Volume 403, page 341.

This property is subject to certain restrictive covenants and utility easements set forth in said deed and a mortgage executed by Eugene W. Beacham and Elizabeth Newman Beacham to Liberty Life Insurance Company, dated June 12, 1950, and recorded in the R. L. C. Office for Greenville County, South Carolina, in Mortgage Volume 464, page 155, securing the original sum of \$11,000.00.

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 her 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 14th day of April in the year of our Lord One Thousand Nine Hundred and fifty two.

Signed, Sealed and Delivered in the Presence of

Ross Carter
J. LaRue Hinson

Eugene W. Beacham (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Ross Carter

and made oath that she saw the within named grantor(s) Eugene W. Beacham sign, seal and as his act and deed deliver the within written deed, and that she, with J. LaRue Hinson witnessed the execution thereof.

Sworn to before me this 14th day of April, A. D. 1952
J. LaRue Hinson (Seal)
Notary Public for South Carolina

Ross Carter

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER GRANTEE WIFE OF GRANTOR

I,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 (Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 29th day of April 19 52 at 2:48 P. M., No. 9920