

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

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

APR 1 10 40 AM Know All Men by These Presents:

That JOSEPH M. BEARDEN and JUANITA CLOLAND in the State aforesaid, in consideration of the sum of Two Thousand One Hundred and No/100 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 GRADY ROBERT SANFORD and GERALDINE McCOULEY SANFORD, their heirs and assigns:

All that certain piece, parcel or lot of land, situate, on the Northeastern side of Elizabeth Drive in Brick Springs Township, Greenville County, State of South Carolina, known and designated as Lot No. 311 on Plat of the property of Cherokee Forest, recorded in Plat Book "A", pages 78 and 79, and having, according to said plat, the following metes and bounds, to-wit:

3000 FT. of an iron pin on the Northeastern side of Elizabeth Drive at the joint front corner of lots 310 and 311, and running thence with line of Lot 310 N. 56-30 W. 190 feet to iron pin; thence S. 21-30 W. 100 feet to iron pin at rear corner of Lot 312; thence with line of said lot S. 56-30 W. 190 feet to pin on Elizabeth Drive; thence with Elizabeth Drive N. 33-30 W. 100 feet to the point of beginning.

It is understood that this conveyance is made subject to the restricted covenants applicable to Cherokee Forest, recorded in Book of Deeds 216, at Page 221.



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 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 31st day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Five.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Juanita Cloland and Fred M. McDonald.

Handwritten signature of Joseph M. Bearden with four dashed lines for seals.

State of South Carolina, Greenville County

Personally appeared before me Juanita Cloland

and made oath that he saw the within named grantor(s) Joseph M. Bearden sign, seal and as his act and deed deliver the within written deed, and that he, with Fred M. McDonald witnessed the execution thereof.

Sworn to before me this 31st day of March, A. D. 1955. Fred M. McDonald, Notary Public for South Carolina

Handwritten signature of Juanita Cloland.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Fred M. McDonald, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Joyce Campbell Bearden wife of the within named Joseph M. Bearden 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 Grady Robert Sanford & Geraldine McCouley Sanford, 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 31st day of March, A. D. 1955. Fred M. McDonald, Notary Public for South Carolina

Handwritten signature of Joyce Campbell Bearden.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this First day of April 1955, at 10:40 A.M., No. #8333

Handwritten number P15.2-1-147