

STATE OF SOUTH CAROLINA, 3 27 PM 1959

GREENVILLE COUNTY

Know All Men by These Presents:

That I, C. C. Cole

In the State aforesaid, DOLLARS,

in consideration of the sum of Five Thousand and no/100

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

Karl C. Beason, his heirs and assigns

All that certain piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina on the northwest side of Wade Hampton Blvd. (U. S. Highway 29) and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Wade Hampton Blvd. at the southeast corner of property of Timmons and Patrick and running thence along the northwest side of said boulevard, N. 45-33 E. 41.3 feet to iron pin; thence N. 44-27 W. 120 feet to iron pin; thence S. 28-42 W. 38.5 feet to iron pin; thence with line of Timmons and Patrick property, S. 42-12 E. 109 feet to the beginning corner. Being a portion of the lot of land conveyed to the grantor herein by Etta B. Burgess by deed dated November 8, 1940 and of record in the R. M. C. Office for Greenville County in Deed Book 227 at Page 178.

The above described premises are conveyed subject to the following restriction: No intoxicating beverage shall be sold from said premises nor shall any restaurant, cafe or other eating establishment be operated or maintained on said premises.

Taxes for the year 1959 to be paid by the Grantor and pro rated as of this date.

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 20th day of October in the year of our Lord One Thousand Nine Hundred and Fifty-nine.

Signed, Sealed and Delivered in the Presence of

Witness signatures and seals, including three South Carolina Documentary stamps (10, 5, and 50 cents).

State of South Carolina,

Personally appeared before me Ann P. Armstrong

Greenville County

and made oath that s he saw the within named grantor(s) C. C. Cole sign, seal and as his act and deed deliver the within written deed, and that s he, with D. B. Leatherwood witnessed the execution thereof.

Sworn to before me this 20th day of October, A. D. 19 59

Notary Public for South Carolina

State of South Carolina,

RENUNCIATION OF DOWER

GRANTOR A WIDOWER

Greenville County

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

Notary Public for South Carolina

Recorded this 20th day of October 19 59, at 3:27 P.M., No. #12008

188-1-3.1

OUT OF 188-1-3