

FILED

TITLE TO REAL ESTATE--Prepared by LEATHERWOOD, GREENHALGH & MANN, Attorneys at Law, Greenville, S. C.

BOOK 715 PAGE 172

STATE OF SOUTH CAROLINA JAN 24 4 53 PM 1963

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GREENVILLE COUNTY

OLLIE FARNSWORTH R. M. C.

Know All Men by These Presents:

That I, Gordon E. Beason

in the State aforesaid, DOLLARS,

in consideration of the sum of Ten and no/100 and other valuable consideration

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

Floyd Cooper and R. B. Cooper, their heirs and assigns forever:

All that certain piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township on the Simpsonville Road, adjoining lands of Mrs. Steward and others and known as Lot No. 3 in a survey and plat made by W. A. Adams in the Subdivision of Nancy C. Hughes and having the following metes and bounds:

Beginning at a stone, corner of 3xom; thence N. 74 E. 11.60 to a persimmon on the east side of Simpsonville Road; thence with the east side of said road N. 20-1/4 E. 1.92 to stone, corner of Lot No. 2; thence N. 22-3/4 E. 15.00 to turn in road; thence N. 23-1/2 E. 9.38 to stone in road; thence N. 71-1/2 W. 24.00 to stone in old line; thence S. 2-1/4 E. 35.30 to the beginning corner, containing 50.51 acres, more or less, and being the same tract of land conveyed to Grodon E. Beason by G. B. Nalley by deed dated November 13, 1947 and of record in the R. M. C. Office for Greenville County in Deed Book 327 at Page 27.

As a part of the consideration for this conveyance the grantees herein assume and agree to pay the balance due on a mortgage covering the above described premises heretofore executed by the Grantor to the Farmers Bank of Simpsonville on January 21, 1948 in the original amount of \$950.00.

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 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 9th day of January in the year of our Lord One Thousand Nine Hundred and sixty-three.

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

Gordon E. Beason (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)



State of South Carolina, Greenville County

Personally appeared before me Aldora C. Saye

and made oath that she saw the within named grantor(s) Gordon E. Beason sign, seal and as his act and deed deliver the within written deed, and that she, with Melvin K. Younts witnessed the execution thereof.

Sworn to before me this 9th day of January, A. D. 1963

Aldora C. Saye (Seal)

Notary Public for South Carolina

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Melvin K. Younts Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Merle W. Beason wife of the within named Gordon E. Beason 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 R. B. Cooper and Floyd Cooper, 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 9th day of January, A. D. 1963

Merle W. Beason (Seal)

Notary Public for South Carolina

Recorded this 24th day of January 1963, at 4:53 P. M., No. #18820

551-1-12