

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

JUL 23 12 43 PM 1968

COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R.M.C.

Know All Men by These Presents:

That Artistic Builders, Inc.

in consideration of the sum of Six Thousand Five Hundred and No/100 (\$6,500.00)----- in the State aforesaid,  
and assumption of mortgage, ----- 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 grantee(s)

SAMUEL D. BEARD AND MATILDA C. BEARD, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land situate, lying, and being in the County of Greenville, State of South Carolina, on the northern side of Hillsborough Drive, near the City of Greenville, being shown as Lot No. 38, on plat of Merrifield Park, recorded in the RMC Office for Greenville County, S. C., in Plat Book "000", at Page 177, and described as follows:

BEGINNING at an iron pin on the northern side of Hillsborough Drive at the corner of Lot No. 39 and running thence with the northern side of said Drive, N. 88-20 W. 110 feet to an iron pin at the corner of Lot No. 37; thence with the lines of Lots Nos. 37 and 36, N. 1-40 E. 229.4 feet to an iron pin in the line of Lot No. 35; thence with the line of said lot, S. 88-20 E. 9 feet to an iron pin at the corner of property of Ed High; thence with the line of said lot, S. 69-22 E. 106.82 feet to an iron pin at the corner of Lot No. 39; thence with the line of said lot, S. 1-40 W. 194.5 feet to the beginning corner.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record and on the ground.

As a part of the consideration, grantee assumes and agrees to pay the balance due on that certain mortgage from the grantor to Security Federal Savings and Loan Association of Greenville, Greenville, S. C., said mortgage being in the original amount of \$24,500.00, dated 12 June 1968, recorded 13 June 1968, RMC Office for Greenville County, S. C., in Mortgage Book 1095, at Page 112, upon which there is a present balance due of \$24,500.00.

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 the Grantee's(s') Heirs or Successors 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, or Successors 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(s) and seal(s) this 23rd day of July, 19 68

ARTISTIC BUILDERS, INC. (Seal)

BY: Larry B. Roberts (Seal)  
President

(Seal)

(Seal)

Signed, Sealed and Delivered in the Presence of

Barbara B. Gagne  
Suzanne S. Taylor

State of South Carolina

COUNTY OF GREENVILLE

County Stamp Paid \$ 7.15  
See Act No. 300 Section 1

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed, and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 23rd

day of July, A. D., 19 68

Barbara B. Gagne (Seal)  
Notary Public for South Carolina

Commission Expires  
January 1, 1971

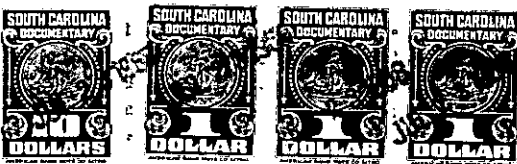
Suzanne S. Taylor

State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR-CORPORATION"  
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern named grantor(s) did this day appear before me, and each, upon being privately examined does freely, voluntarily, and without any compulsion, dread or fear of any person ever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and assigns all right and claim of Dower of, in or to all and singular the premises within mentioned



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. \$ \_\_\_\_\_, 19 68 at 12:43 P.M., No. 1903

Recorded this 23 day of July

201-5405-1-10