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TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that We, Julian S. Beamer and Sandra G. Beamer

in consideration of -----One and No/100 (\$1.00)----- Dollars,
and assumption of mortgage set out below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Dan C. Keeler and Sandra W. Keeler, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the northern side
of Overton Avenue in the County of Greenville, State of South Carolina, being shown and desig-
nated as Lot 2 on a plat entitled Cedar Vale recorded in the RMC Office for Greenville County
in Plat Book 000, Page 13, and having according to said plat the following metes and bounds,
to-wit:

Beginning at an iron pin at the joint corner of Lots 2 and 3 and running thence with the line
of Lot 3 N. 23-18 E. 171.9 feet to an iron pin; thence N. 67-09 W. 19 feet to an iron pin;
thence N. 67-51 W. 81 feet to an iron pin at the rear corner of Lot 1; thence with the line
of Lot 1 S. 23-30 W. 170.3 feet to an iron pin on the northern side of Overton Avenue; thence
with the northern side of Overton Avenue S. 66-41 E. 100 feet to the beginning corner.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

This is the same property conveyed to the grantors herein by deed of Jack E. Shaw Builders,
Inc. recorded in the RMC Office for Greenville County in Deed Book 884, at Page 9.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain
mortgage in favor of First Federal Savings and Loan Association in the principal amount of
\$25,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1147, at Page
496, and having a present principal balance due thereon of \$24,868.10.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; to have and to hold all and singular the premises before mentioned unto the grantee(s), 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 or successors, executors and administrators to warrant and
forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors 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 31st day of July 19 70.

SIGNED, sealed and delivered in the presence of:

Jean R. Graham
Francis L. Eskew

Julian S. Beamer (SEAL)
JULIAN S. BEAMER
Sandra G. Beamer (SEAL)
SANDRA G. BEAMER
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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

SWORN to before me this 31st day of July 19 70

Francis L. Eskew (SEAL)
Notary Public for South Carolina
My commission expires January 13, 1980

Jean R. Graham

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned
wife (wives) of this above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever re-
linquish unto the grantor(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of,
in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
31st day of July 19 70.

Francis L. Eskew (SEAL)
Notary Public for South Carolina
My commission expires January 13, 1980

Sandra G. Beamer
SANDRA G. BEAMER

RECORDED this 20th day of August 19 70 at 10:53 A. M., No. #4164

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