

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S.C.

APR 6 3 04 PM '76

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that JAMES C. BEARD, JR.

in consideration of One and no/100 (\$1.00)-----Dollars,
plus the assumption of the mortgage set forth 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 WILLIAM E. BEARD and KATHERINE ANNE BEARD, their heirs and assigns
forever:

ALL that piece, parcel or lot of land with all improvements thereon, or here-
after constructed thereon, situate, lying and being in the State of South
Carolina, County of Greenville, shown and designated as Lot No. 1 of Block C
on plat of Hughes Heights, recorded in the R. M. C. Office for Greenville
County in Plat Book GG at Pages 122 and 123, and having the following metes
and bounds, to-wit:

- 308 - B13.4-4-1

BEGINNING at an iron pin on the northerly side of Almena Street, joint front
corner of Lots No. 1 and 2 and running thence along said Almena Street
S. 37-33 W. 52.3 feet to an iron pin; thence around the curvature of a circle,
the chord of which is S. 80-31 W. 34.1 feet to an iron pin on the easterly
side of Service Drive; thence N. 56-30 W. along Service Drive 173.7 feet to
an iron pin; thence N. 26-26 E. 60.9 feet to an iron pin; thence S. 60-13 E.
210.3 feet to an iron pin, the point of beginning.

The above described property is conveyed subject to all restrictions, easements
or right-of-ways existing or of record which affect said property.

As a part of the above stated consideration, the grantees assume and expressly
agree to pay that certain mortgage of the grantor to Fidelity Federal Savings
and Loan Association in the original amount of \$17,250.00 recorded in the
R.M.C. Office of Greenville County in Mortgage Book 1214 at Page 345. The (OVER)
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or
appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns
against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 6th day of April, 1976 .

SIGNED, sealed and delivered in the presence of:

S. Gray Walsh _____ (SEAL)
Loretta A. Levitt _____ (SEAL)
_____ (SEAL)
_____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

Personally appeared 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 deed and that (s)he, with other witness subscribed above
witnessed the execution thereof.

SWORN to before me this 6th day of April, 1976 .

S. Gray Walsh _____ (SEAL)
Notary Public for South Carolina
My commission expires: 9/2/79
Loretta A. Levitt _____

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the
undersigned wife (wives) of the 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 whom-
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, 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
6th day of April, 1976 .
S. Gray Walsh _____ (SEAL)
Notary Public for South Carolina
My commission expires: 9/2/79
Regina A. Beard _____

RECORDED this _____ day of _____ 19____, at _____ M., No. _____
(CONTINUED ON REVERSE PAGE)

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