

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } TITLE TO REAL ESTATE

Vol 1094 p. 450

KNOW ALL MEN BY THESE PRESENTS, that we, Dean E. Beaty and Gladys M. Beaty

in consideration of Eleven Thousand Two Hundred Sixty and 09/100---(\$11,260.09)-----Dollars, and assumption of mortgage as 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 James O. Reeder and Carolyn A. Reeder, their heirs and assigns forever;

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southeastern side of Altracrest Drive and being known and designated as Lot No. 62 and a small triangular portion of Lot No. 63 on plat of Extension of BROOKFOREST Subdivision, made by C. C. Jones, Engineer, recorded in the RMC Office for Greenville County in Plat Book QQ at Page 17, and having according to said plat, a survey made by T. C. Adams, Engineer, dated December, 1959, and a survey of Lot 63, Brookforest, made by Campbell & Clarkson, October, 1967, as recorded in the RMC Office for Greenville County in Plat Book XXX at Page 5, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Altracrest Drive, joint front corner of Lots 61 and 62 and running thence with the southeastern side of said Drive, N.52-49 E. 36.3 feet to an iron pin; thence N.68-29 E. 45.2 feet to an iron pin; thence continuing with the southeastern side of said Drive, N.84-09 E. 11.6 feet to an iron pin at the corner of Lot 63; thence with a new line through Lot 63, S.22-05 E. 139.5 feet to an iron pin; thence S.88-47 W. 22 feet to an iron pin; thence S.52-49 W. 35.6 feet to an iron pin at corner of Lot 61; thence with the line of said Lot, N.37-11 W. 140 feet to the beginning corner.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

THIS is the same property as that conveyed to the Grantors herein by deed from Gregg S. Monson recorded in the RMC Office for Greenville County in Deed Book 1061 at Page 327 on July 27, 1977. -159-380-4-34

THE Grantees herein assume and agree to pay that certain mortgage given to Aiken Loan & Security Company (now known as Aiken-Speir, Inc.) recorded in the RMC Office for Greenville County in Mortgage Book 1206 at Page 577 on September 16, 1971, in the original amount of \$26,500.00 and having a present balance of \$24,239.91.

GRANTEE'S MAILING ADDRESS: 19 Altracrest Drive, Greenville, South Carolina.

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 grantees(s), and the grantees(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 grantees(s) and the grantees(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) the 31st day of July 19 78.

SIGNED, sealed and delivered in the presence of:

Ken E. Beaty
Kathy H. Brissey

Dean E. Beaty (SEAL)
Gladys M. Beaty (SEAL)

STATE OF SOUTH CAROLINA }
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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)'s act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SHORN before me the 31st day of July 19 78.

Ken E. Beaty (SEAL)
Notary Public for South Carolina
My Commission expires 4/7/79.

Kathy H. Brissey (SEAL)

STATE OF SOUTH CAROLINA }
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RENUNCIATION

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 whomsoever, renounce, release and forever relinquish unto the grantees(s) and the grantees(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

31st day of July 19 78.
Ken E. Beaty (SEAL)
Notary Public for South Carolina
My Commission expires 4/7/79.

Gladys M. Beaty (SEAL)

RECORDED on 2nd day of August 1978 at 10:01 AM 3515

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