

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

413 Great Glen Road
Greenville, S. C. 29615

VOL 1036 PAGE 848

KNOW ALL MEN BY THESE PRESENTS, that
TERRANCE L. HERBST
and RUTH E. HERBST

in consideration of Six thousand (\$6,000.00) and assumption of mortgage, as set Dollars,
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 DONALD L. BEARD and KARINE R. BEARD, their heirs and assigns:

ALL that certain piece, parcel, or lot of land, situate, lying and being on
the northwestern side of Great Glen Road, Greenville County, South Carolina,
being shown and designated as Lot 44 on a Plat of DEL NORTE, recorded in the
RMC Office for Greenville County in Plat Book WWV, at Pages 32 and 33, and
having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Great Glen Road, joint
front corner of Lots 43 and 44, and running thence with the common line of
said Lots, N 25-15 W, 192 feet to an iron pin in the line of Brushy Creek,
the center of said creek is the line; running thence with the creek,
N 41-57 E, 55.2 feet; thence continuing with said Creek, N 89-06 E, 88.8
feet to an iron pin in the joint rear corner of Lots 44 and 45; running
thence S 13-00 E, 167.1 feet to an iron pin on the northwestern side of
Great Glen Road; thence with the northwestern side of said Road, N 87-51 W,
14.7 feet; continuing with said Road, S 49-47 W, 77.5 feet, S 58-40 W, 8.2
feet to an iron pin, the point of beginning.

This conveyance is made subject to Restrictions recorded in Book 858, at
Page 451, and are conveyed to specifically include a drainage easement of
10 feet along the creek and 25 feet right of way for sanitary sewer along
the rear of the property and such other easements and restrictions as may
be of record.
-201-538.9-1-27

This is the same property conveyed to the Grantors herein by deed of George
E. Morgan, Jr. and Judith L. Morgan, by deed recorded June 30, 1978, in
Deed Book 1082, at Page 284.

As part of the consideration herein, the Grantees assume and agree to pay
that certain mortgage in favor of S. C. Federal S & L in the original amount
of \$39,900, recorded in REM Book 1391, at Page 516, and having a present
balance of \$39,398.25,

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 28th day of December, 1978

SIGNED, sealed and delivered in the presence of:

Terrance L. Herbst (SEAL)
Terrance L. Herbst
Ruth E. Herbst (SEAL)
Ruth E. Herbst (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

ARIZONA

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.

SWORN to before me this 28 day of December 19 78

Notary Public for South Carolina

My commission expires Oct. 9, 1980

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

ARIZONA

RENUNCIATION OF

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and es-
tate, 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
25 day of December 1978

Notary Public for South Carolina

My commission expires Oct. 9, 1980

RECORDED this day of FEB 13 1979

538.9-1-27 at 2:53 P.M.

DOCUMENTARY
STAMP
TAX 12.00

SOUTH CAROLINA COUNTY DOCUMENTARY
TAX 06.60

0.848

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