

205 E. Georgia Road, Greenville, S.C. 29681
TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that Larry W. Overfelt and Starnie L. Overfelt

in consideration of Twenty-five Thousand Two Hundred Twenty and 22/100----- Dollars,
(\$25,220.22) 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

Larry T. Beatty and Maureen A. Beatty, their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Austin Township, on the western side of East Georgia Road, containing 5 acres, more or less, and designated as Lot No. 4 on a plat prepared by C. O. Riddle, Surveyor, dated August, 1971, entitled "Property of Renzile L. Cooper" and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of said East Georgia Road, joint corner with Tract #3, and running thence with the joint line of said Tract N. 55-05 W. crossing an iron pin 26.1 feet in the western edge of said road from said point, a total distance of 1,054.5 feet to an iron pin in or near branch, back joint corner with Tract #3; thence with branch N. 23-02 E. 71.9 feet to an iron pin, back joint corner with Tract #5 in said branch; thence with the joint line of Tract #5 S. 55-05 E. 1035.2 feet to a point in the center of said road, crossing an iron pin 21.6 feet in the western edge of said road before reaching said point; thence with the center of said road S. 26-51 W. 121 feet to the point of beginning.

~~17-140-552.1-1-3.10~~ 17-140-552.1-1-3.10

As a part of the consideration for this conveyance the Grantees assume and agree to pay the balance due on that certain mortgage to Fidelity Federal Savings and Loan Association in the original amount of \$38,250.00 recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 1335, at page 995 on April 1, 1975, said mortgage having a present principal balance of \$35,779.78.

This conveyance is made subject to such easements, restrictions, or rights of way as may appear of record or on the premises.

This is the same property conveyed to the Grantors by deed of Richard G. Evers, et al dated January 18, 1977 and recorded in the R.M.C Office for Greenville County in Deed Book 1049 at Page 823 on January 18, 1977.

together with all and singular the rights, members, appurtenances 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 administrators 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 29th day of May 1979
SIGNED, sealed and delivered in the presence of:

Richard G. Evers
R. Galloway

Larry W. Overfelt (SEAL)
Starnie L. Overfelt (SEAL)

STATE OF SOUTH CAROLINA (SEAL)
SOUTH CAROLINA TAX COMMISSION (SEAL)
DOCUMENTARY STAMP \$ 51.00

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PRC

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 29th day of May 1979

R. Galloway (SEAL)
Notary Public for South Carolina

Starnie L. Overfelt
My commission expires: _____

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 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 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 29th day of May 1979
R. Galloway (SEAL)
Notary Public for South Carolina

Starnie L. Overfelt
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
7515
★ P.B. MAY 29 1979 28.05

RECORDED this _____ day MAY 29 1979

at 3:11 P.M. 35066

0519

4328 RV-2