

NTS 233 Rogers Ave
Greenville SC
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1170 PAGE 731

KNOW ALL MEN BY THESE PRESENTS, that James C. Beard and Regina K. Beard

in consideration of One and No/100-----(\$1.00), love and affection. Dollars,

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, Sr., his heirs and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 43, on plat of property of B.E. Geer, made by W.M. Rast, May 1928, and including all improvements thereon, or hereafter constructed thereon, and which is recorded in Plat Book G at Page 237, and being described as follows:
12(235) 167-8-14

BEGINNING at a stake at the northwest corner of Beacon Street and Rogers Avenue, and running thence with the western side of Beacon Street and Rogers Avenue, and running thence with the western side of Beacon Street, N. 5-50W. 100.4 feet to a stake; thence N. 83-55 W. 73 feet to a stake, corner of Lot 42; thence with line of said lot, S. 5-50 E. 100.4 feet to a stake on Rogers Avenue; thence with the northern side of Rogers Avenue, S. 83-55 E. 73 feet to the beginning corner. This description excludes six feet on the eastern side of said lot used in widening Beacon Street.

The above described property is conveyed subject to all restrictions, easements, rights-of-way or zoning existing or of record which affect the title to the above described property.

THIS being the same property conveyed to the grantors herein by deed of Harriette B. Taylor, DATED March 26, 1976 and recorded in the Office of the Clerk of Court for Greenville County on March 31st, 1976 in Deed Book 1033 at Page 928.

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 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 24 day of July, 19 82

SIGNED, sealed and delivered in the presence of:
Audrey B. Williams (SEAL)
John Beard (SEAL)
James C. Beard, Jr. (SEAL)
Regina K. Beard (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 24 day of July 19 82
Audrey B. Williams (SEAL) x John Beard
Notary Public for South Carolina
My commission expires 9-19-88

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY 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 whomsoever, renounce, release and forever relinquish unto the grantee(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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 24 day of July 19 82
Audrey B. Williams (SEAL)
Regina K. Beard (SEAL)

My commission expires 9-19-88

RECORDED this 27th day of July 19 82 at 10:12 A/ M. No. 2046

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