

FILED

TITLE TO REAL ESTATE BY A CORPORATION GREENVILLE, S.C. Ashmore & Brissey, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

FEB 5 1 48 PM '70

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Jack E. Shaw Builders, Inc. A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of -----Six Thousand and No/100 (\$6,000.00)----- Dollars, and assumption of mortgage set out below, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Julian S. Beamer and Sandra G. Beamer, their heirs and assigns, forever;

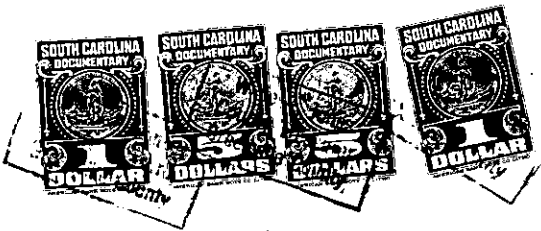
All that certain piece, parcel or lot of land, situate, lying and being on the northern side of Overton Avenue, in the County of Greenville, State of South Carolina, being shown and designated as Lot 2 on a plat entitled Cedar Vale recorded in the RMC Office for Greenville County in Plat Book 000, Page 13, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the joint corner of Lots 2 and 3 and running thence with the line of Lot 3 N. 23-18 E. 171.9 feet to an iron pin; thence N. 67-09 W. 19 feet to an iron pin; thence N. 67-51 W. 81 feet to an iron pin at the rear corner of Lot 1; thence with line of Lot 1 S. 23-30 W. 170.3 feet to an iron pin on the northern side of Overton Avenue; thence with the northern side of Overton Avenue S. 66-41 E. 100 feet to the beginning corner.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

This is the same property conveyed to the grantor herein by deed of Colonial Company, Inc. dated April 8, 1969, recorded in the RMC Office for Greenville County in Deed Book 865, at Page 548.

As a part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of First Federal Savings and Loan Association in the principal amount of \$23,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1122, Page 372, and having a present principal balance due thereon of \$23,000.00.



Green County
Stamps
Paid \$ 660
Act No. 380 Sec. 1

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 does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors against the grantor and its successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 4th day of February 1970.

SIGNED, sealed and delivered in the presence of:

JACK E. SHAW BUILDERS, INC. (SEAL)
A Corporation

By: *Jack E. Shaw*
President

Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 4th day of February 1970.

Carol D. [Signature] (SEAL)
Notary Public for South Carolina.
My commission expires Apr. 7, 1979

Francis C. Leithe

RECORDED this 5th day of February 1970 at 1:48 P. M., No. #17332

308-4371-1-3