

Greenville Address - 213 Beechwood Ave
Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREF 44

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KNOW ALL MEN BY THESE PRESENTS, that I, William A. Boyd, Jr., & Carol T. Boyd

in consideration of Twenty Nine Thousand Five Hundred and no/100 (\$29,500.00) 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 Willie R. Farmer, Brenda Downs Farmer and Barbara A. Downs, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, in the State of South Carolina, and being designated as lot No. 10 in a sub-division known as Eastover, a plat of which is of record in the R-C Office for Greenville County aforesaid, in Plat Book "F", on page 42 thereof, and bearing street number 213 on Beechwood Avenue, and being more particularly described by survey of J. C. Hill, dated March 26, 1959, as follows:

BEGINNING at an iron pin on the northeast side of Beechwood Avenue, joint front corner of lots Nos. 9 and 10, and running thence with the joint line of said lots, N. 42-17 E. 139.1 feet to an iron pin; thence N. 54-47 W. 82 feet to an iron pin in line of lot No. 11; thence with line of said lot No. 11, S. 35-13 W. 136.4 feet to a point on the northeast side of Beechwood Avenue; thence with the northeast side of said Beechwood Avenue, S. 53-15 E. 65 feet to the beginning corner.

This property is conveyed subject to all restrictions, easements and/or rights of way as may exist of record or on the premises.

15(500) 197-2-4

Derivation: D. L. and Ethel E. Whiten, 4-7-59, Deed Book 621 page 138. See also records of Greenville County Probate Court, William A. Boyd, Sr., Apt. 1147 file 11.

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 31st day of August, 1983

SIGNED, sealed and delivered in the presence of:

John V. Mitchell
Brenda C. Crain

William A. Boyd, Jr. (SEAL)
William A. Boyd
Carol T. Boyd (SEAL)
Carol T. Boyd (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

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 31st day of August, 1983

John V. Mitchell (SEAL) Brenda C. Crain
Notary Public for South Carolina

My commission expires 2-21-90

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 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 August, 1983

John V. Mitchell (SEAL)
Notary Public for South Carolina

Carol T. Boyd
Carol T. Boyd

My commission expires 2-21-90

RECORDED this _____ day of _____ 19__

GREENVILLE COUNTY DOCUMENTARY TAX
SEP-1-FEE 32.45

RECORDED SEP 12 1983 at 10:22 A.M.

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1328 RV 21