

The State of South Carolina,

COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, That MARMEN, INC.

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at

Greenville in the State of South Carolina for and in consideration

of the sum of FOUR HUNDRED SEVENTY FIVE and No/100 (\$475.00) Dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

Clarence E. Beard and Edith S. Beard, their Heirs and Assigns

forever, all that certain piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as lot No. 213 on a Plat of Augusta Acres, property of Marsmen, recorded in the RMC Office for Greenville County in Plat Book "S", page 201, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Jasper Drive, joint corner of lots Nos. 212 and 213, and running thence with line of lot No. 212, S. 80-50 E., 199.6 feet to an iron pin; thence with rear line of lot No. 223, S. 9-10 W., 100 feet to an iron pin, joint corner of lots Nos. 213 and 214; thence with line of lot No. 214, N. 80-50 W., 199.6 feet to an iron pin on the East side of Jasper Drive; thence with Jasper Drive, N. 9-10 E., 100 feet to an iron pin, the beginning corner.

This property is conveyed subject to Protective Covenants recorded in Deed Book 391, page 75, RMC Office for Greenville County, and subject to recorded rights of way.

Grantees to pay 1955 taxes.