

DEC 2 3 08 PM '70

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State of South Carolina R. M. C.
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Lamar Beach hereafter referred to as Grantor, in consideration of the sum of Sixty-five Thousand and No/100ths (\$65,000.00) Less assumption of mortgage of \$32,049.80 DOLLARS, paid to Grantor by William K. Greer hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee

ALL that piece, parcel of lot of land situate, lying and being in the County of Greenville, State of South Carolina known and designated as Lot No. 10, East Seven Oaks Drive, Section II, in Chanticleer Subdivision and having, according to a plat of Section II of Chanticleer recorded in the Office of the R.M.C. for Greenville County in Plat Book JJJ, at Page 71, the following metes and bounds, to-wit:

BEGINNING at an iron pin on East Seven Oaks Drive at the joint front corner of Lots 9 and 10 and running thence N. 47-19 W. along East Seven Oaks Drive 125 feet to the joint front corner of Lots 10 and 11; thence turning and running along the common boundary of Lots 10 and 11 N. 42-41 E. 170 feet to an iron pin; thence turning and running along the rear of Lot 10 S. 39-25 E. 71.8 feet to an iron pin; thence continuing S. 47-19 E. 54 feet to an iron pin; thence turning and running along the common boundary of Lots 9 and 10 S. 42-41 W. 160.2 feet to the point of beginning.

This property is subject to restrictive covenants and easements of record.

This is the same property conveyed to Lamar Beach by deed of M. L. Landford, Jr., which deed was recorded on June 27, 1967 in the Office of the R.M.C. for Greenville County in Deed Book 822, at Page 422.

Grantee hereby assumes and agrees to pay that certain mortgage from grantor to the Citizens & Southern National Bank of South Carolina, in the face amount of \$35,000.00, recorded in the Office of the R.M.C. for Greenville County in R.E.M. Book 1061, at Page 484, and having a present balance of \$32,049.80.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 22 day of May, 1970.

Lamar Beach (Seal)
Lamar Beach

Signed, Sealed and Delivered in the Presence of

James M. Shwemaker Jr. (Seal)
James M. Shwemaker Jr. (Seal)
Grantor (Seal)



STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 22^d day of May, 1970
James M. Shwemaker Jr. (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1971

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Gladys C. Beach wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 22^d day of May, 1970
James M. Shwemaker Jr. (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1971

Recorded this 2nd. day of December, 1970, at 3:08 P. M., No. #12984

156-461.3-1-82