

FILED

TITLE TO REAL ESTATE--Prepared by **Reid, R. Stephenson & Johnson**, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
MAY 27 2 53 PM '74
HONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that we, **A. James Nelson and Ellis L. Darby, Jr.**

in consideration of **Forty-six Thousand Five Hundred and No/100 (\$46,500.00)** Dollars,

the receipt of which is hereby acknowledged, have granted, bargain, sold, and released, and by these presents do grant, bargain, sell and release unto **Wendell C. Beecher and Marian F. Beecher**, as joint tenants with right of survivorship, not as tenants in common, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of East Woodburn Drive near the City of Greenville, S. C., being known and designated as Lot No. 20 on plat entitled "Final Plat, Seven Oaks" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, page 6, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of East Woodburn Drive, said pin being the joint front corner of Lots 19 and 20 and running thence with the common line of said lots S 16-43 E 170.4 feet to an iron pin, the joint rear corner of Lots 19 and 20; thence with the common line of Lots 20 and 21 N 58-30 E 159.5 feet to an iron pin on the southwesterly side of East Woodburn Drive; thence with the southwesterly side of East Woodburn Drive N 30-29 W 73.95 feet to an iron pin; thence continuing with said Drive on a curve N 53-09 W 69 feet to an iron pin; thence continuing on a curve S 81-30 W 69 feet to an iron pin; thence S 58-49 W 28.1 feet to an iron pin, the point of beginning.

This conveyance is subject to a 25-foot sewer easement as shown on recorded plat, a 20-foot drainage easement along branch as shown on recorded plat, and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

-276-72.1-1-20

For deed into grantors, see Deed Book 987, page 145.

GRANTEES TO PAY 1974 TAXES.



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 27th day of May, 1974.

SIGNED, sealed and delivered in the presence of:
Archie C. Guter (SEAL)
Wayne R. Johnson (SEAL)
A. James Nelson (SEAL)
Ellis L. Darby, Jr. (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of May, 1974
Wayne R. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: November 19, 1979.
Archie C. Guter

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this
27th day of May, 1974.
Wayne R. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: November 19, 1979.
Jilliam C. Tankersley

RECORDED this 27 day of MAY 1974, at Greenville, S. C., No. 30039

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