

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

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1976 DEC 7

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CONV. BY RILEY

KNOW ALL MEN BY THESE PRESENTS, that William F. Finnell and Grace A. Finnell

in consideration of -----Ten and No/100 (\$10.00)----- Dollars,
and other valuable consideration,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Gordon E. Beason

ALL that piece, parcel, or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, east of Simpsonville, S.C., containing 3.85 gross acres, more or less, located on the southeastern side of Georgia Road and having, according to a plat prepared by J. L. Montgomery III, RLS, dated December 9, 1975, and recorded in the RMC Office for Greenville County, in Plat Book at Page the following metes and bounds, to-wit:

BEGINNING at a nail and cap in Georgia Road approximately three-tenths of a mile north of Coachman Drive and running thence with Georgia Road N. 25-39 E., 383.4 feet to a point; thence continuing N. 30-18 E., 399.78 feet to an old iron pin at the corner of property of the Grantee; thence with Grantee's line S. 49-18 E., 162.4 feet to an old iron pin; thence N. 37-07 E., 164.16 feet to an iron pin; thence S. 16-45 W., 301.46 feet to an iron pin; thence S. 36-21 W., 363.6 feet to an iron pin; thence S. 35-00 W., 266.08 feet to an iron pin; thence N. 58-33 W., 159.06 feet to a nail and cap in Georgia Road, the point of beginning. Said property is a portion of the same conveyed to the Grantors

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

The above-mentioned plat shows a dotted line running through said plat in a northerly direction. The land lying west of said dotted line is already claimed by the Grantee, and the Grantors convey all of their right, title and interest in said land by quitclaim deed but make no warranty as to said area.

Also all my right title and interest in and to any lands lying on the Western side of the present Georgia Road.

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 hands) and seal(s) this 7th day of December 1976.

SIGNED, sealed and delivered in the presence of:

[Handwritten signatures]

_____(SEAL)
_____(SEAL)
_____(SEAL)
_____(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 in the grantor(s)'s) 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 7th day of December 1976.

[Handwritten signature] (SEAL)
Notary Public for South Carolina
My Commission expires: 8-14-79

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

7th day of December 1976.

[Handwritten signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 8-14-79

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

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(CONTINUED ON NEXT PAGE)