

MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A. 111 TOY STREET GREENVILLE, SOUTH CAROLINA 29603

STATE OF SOUTH CAROLINA } Grantees' mailing address: 1017 Charter Oak Drive  
COUNTY OF GREENVILLE } S.C. Taylors, South Carolina 29687

KNOW ALL MEN BY THESE PRESENTS, that Joe Edward Beasley and Barbara R. Beasley

in consideration of Six Thousand Nine Hundred and no/100 (\$6,900.00)----- Dollars  
and assumption of mortgage,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto Charles M. Groves and Donna A. Groves, their heirs and assigns forever:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 120, Charter Oak Drive, Peppertree Subdivision, Section #2, as shown on a plat of Peppertree recorded in Plat Book 4X-3 in the RMC Office for Greenville County.

This being the same property conveyed to the Grantors herein by deed of Thomas Norton Todd and Janet Boyden Todd, dated November 30, 1979 and recorded on December 3, 1979 in the R.M.C. Office for Greenville County in Deed Book 1116 at Page 776.

The Grantees agree to assume the mortgage indebtedness on said property, said mortgage being held by Charter Mortgage Company.

This conveyance is made subject to any and all easements, rights-of-way and restrictions of record or which may be seen by an inspection of the ground.

(11)-276-T271-1-25



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 grantees(s), and the grantees(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees(s) and the grantee(s)' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 15th day of June 1980

SIGNED, sealed and delivered in the presence of

Catherine H. Clark  
Ronald D. Blackston

Joe Edward Beasley (SEAL)  
Barbara R. Beasley (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)' 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 15th day of June 19 80

Catherine H. Clark (SEAL)  
Notary Public for South Carolina  
My commission expires: 7-26-84

Ronald D. Blackston

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 whatsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(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 15th day of June 1980  
Catherine H. Clark (SEAL)  
Notary Public for South Carolina  
My commission expires: 7-26-84

Barbara R. Beasley

RECORDED this JUN 16 1980 at 10:47 A.M. No. 257709

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