

425 Sellwood Circle, Simpsonville, S.C. 29681

TITLE TO REAL ESTATE -
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAULDIN, ALLISON & WILLIAMS, ATTORNEYS AT LAW

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KNOW ALL MEN BY THESE PRESENTS, that

Arthur J. Beaman

in consideration of

\$41,000.00 (Forty One Thousand and no/100)

Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

James R. Gist & Erma L. Gist

ALL that lot of land with the buildings and improvements thereon situate on the south side of Sellwood Circle in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 235 on Plat of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville, S.C. in Plat Book 4-N, Page 30 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Sellwood Circle at the joint corner of Lot 235 and 228 and runs thence along the line of Lot 228 S. 13-56 E. 119.4 feet to an iron pin; thence along the line of Lot 230 S. 85-17 W. 105.3 feet to an iron pin; thence along the line of Lot 234 N. 3-29 W. 131.3 feet to an iron pin on the south side of Sellwood Circle; thence along Sellwood Circle N. 88-38 E. 32 feet to an iron pin thence with the curve of Sellwood Circle (the chord being S. 81-24 E. 53 feet) to the beginning corner.

This conveyance is made subject to all restrictions, set back lines, roadways, easements, rights-of-way, if any, that affect said property. This is the same property conveyed to the Grantor herein by Deed of Builders and Developers Incorporated recorded in Deed Book 944 at Page 399. May 25, 1972. 19(899) 574-8-1-56

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)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees(s) and the grantees(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 30 day of July, 19 82

SIGNED, sealed and delivered in the presence of:

Stephen P. Williams
James M. Allison

Arthur J. Beaman (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 as the grantor(s)'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 30 day of July, 19 82

Stephen P. Williams (SEAL)
Notary Public for South Carolina.
My commission expires 9/1/91

James M. Allison

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 grantees(s) and the grantees(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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 30

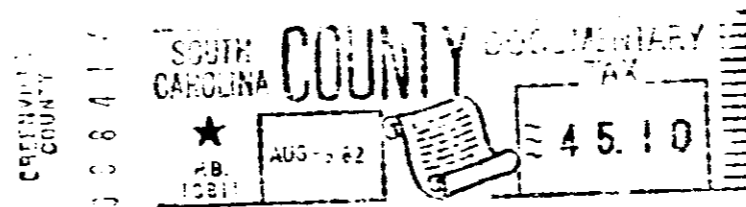
day of July, 19 82
Stephen P. Williams (SEAL)
Notary Public for South Carolina.
My commission expires 9/1/91

Helen Beaman

RECORDED this AUG 3 1982

at 11:50 A. M., No. 2737

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