

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } FARNSWORTH
R.M.C.

County Stamps Paid \$6.60
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that B. VAN WILSON,

in consideration of FIVE THOUSAND EIGHT HUNDRED SEVEN AND 31/100THS-----Dollars,
and assumption of a certain mortgage set forth hereinbelow,
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. BEANE AND COLLEEN W. BEANE, their heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, designated as Lot No. 35 on a plat of Rosedale Subdivision recorded in the R. M. C. Office for Greenville County in Plat Book YY at Page 35, located on the northern side of Rosemary Lane, and having the courses and distances set forth on said plat.

As part of the consideration hereto, the grantee assumes and agrees to pay the remaining balance due on a certain mortgage in favor of First Federal Savings & Loan Association of Greenville, S. C., recorded in the R. M. C. Office for Greenville County in Mortgage Book 992 at Page 347, upon which the present balance due is \$21,192.69.

This being the same property conveyed to the grantors herein by a deed recorded in the R. M. C. Office for Greenville County in Deed Book 771 at Page 577.

This conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.



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 31st day of January 19 69.

SIGNED, sealed and delivered in the presence of:

Willie Cooper
William F. Bouton

B. Van Wilson (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31st day of January 19 69.

William F. Bouton (SEAL)
Notary Public for South Carolina.
My Commission expires 1/1/70.

Willie Cooper

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

31st day of January 19 69.
William F. Bouton (SEAL)
Notary Public for South Carolina.
My Commission expires 1/1/70.

Scrupa P. Wilson

RECORDED this 31 day of January 19 69 at 3:52 P.M. No. 18167

-276- P16.2-1.221