

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Mar 31 3 06 PM '76
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that HARRIETTE B. TAYLOR

in consideration of Six Thousand Five Hundred and no/100 (\$6,500.00)-----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 C. BEARD, JR. and REGINA K. BEARD, their heirs and assigns forever:

All my right, title and interest in and to:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, on the north-west corner of Rogers Avenue and Beacon Street, being shown as Lot 43, on plat of property of B. E. Geer, made by W. M. Rast, May 1928, recorded in Plat Book G at Page 237, and being described as follows:

BEGINNING at a stake at the northwest corner of Beacon Street and Rogers Avenue, and running thence with the western side of Beacon Street and Rogers Avenue, and running thence with the western side of Beacon Street, N. 5-50 W. 100.4 feet to a stake; thence N. 83-55 W. 73 feet to a stake, corner of Lot 42; thence with line of said lot, S. 5-50 E. 100.4 feet to a stake on Rogers Avenue; thence with the northern side of Rogers Avenue, S. 83-55 E. 73 feet to the beginning corner. This description excludes six feet on the eastern side of said lot used in widening Beacon Street.

The above described property is conveyed subject to all restrictions, easements, rights-of-way or zoning existing or of record which affect the title to the above described property.

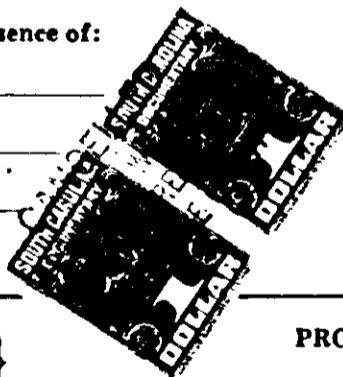
Derivation: Greenville County Probate Court Apartment 1393, File 29; Deed Book 237, Page 330. - 235 - 167 - 8 - 14

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 26th day of March, 1976 .

SIGNED, sealed and delivered in the presence of:

L. Gray Wald
Peritta H. Covatt



Harriette B. Taylor (SEAL)
HARRIETTE B. TAYLOR (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 as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26th day of March, 1976 .

L. Gray Wald (SEAL)
Notary Public for South Carolina

My commission expires: 3/2/79

Peritta H. Covatt
CANCELED
VIRGINIA
GREENVILLE COUNTY
DOLLARS

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER
NOT NECESSARY - WOMAN GRANTOR

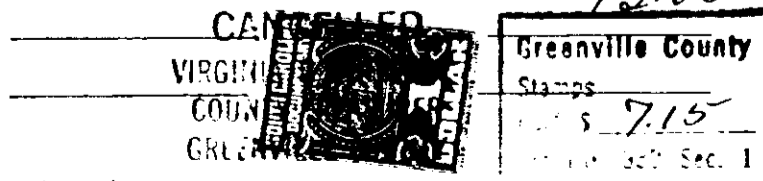
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and 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, 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

day of 19 .

Notary Public for South Carolina.

My commission expires:



RECORDED this 31 st day of March 1976, at 3:06 P/ M., No. 25032

1033 928

4328 RV-2