

FILED  
 TITLE TO REAL ESTATE John P. Mann, Attorney at Law, Greenville, S.C.  
 GREENVILLE CO., S.C.  
 APR 16 12 10 PM '76  
 DONNIE S. TANKERSLEY  
 R.M.C.

Vol 1034 819

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that We, GEORGE G. COPE and TANYA J. COPE

in consideration of Eighty Seven Thousand and no/100 (\$87,000.00) ----- 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 MICHAEL J. BEINOR and MARTHA W. BEINOR, their heirs and assigns, forever:

All that certain piece, parcel or lot of land, situate, lying and being on the western side of Cleveland Street in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot 2-A on a plat entitled "Revision of Lot 2, Section E, Gower Estates, dated May 5, 1970 and recorded in the RMC Office for Greenville County in Plat Book 4-E, Page 71 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Cleveland Street, joint front corner of Lot 2-A and 2-B and running thence with the common line of said Lots S. 72-42 W. 332 feet to an iron pin; thence N. 27-18 W. 165.15 feet to an iron pin, joint rear corner of Lot 2-A and 3-A; thence with the common line of said Lots N. 81-08 E. 379.8 feet to an iron pin on the western side of Cleveland Street; thence along the western side of said Street S. 9-19 E. 108 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to Grantors herein by deed of J. Alvin Gilreath recorded in the RMC Office for Greenville County in Deed Book 893, at Page 427.



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, and the grantees' 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 and the grantees' 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 9th day of April 1976.

SIGNED, sealed and delivered in the presence of

*Howard R. Camberson* (SEAL)  
*E. R. Kennedy* (SEAL)

*George C. Cope* (SEAL)  
*Tanya J. Cope* (SEAL)

STATE OF ~~NEW JERSEY~~ PROBATE  
 COUNTY OF ~~PASSAIC~~

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 9 day of April 19 76.

*Howard R. Camberson* (SEAL)  
 Notary Public for ~~NEW JERSEY~~  
 My commission expires: August 18, 1980

STATE OF ~~NEW JERSEY~~ RENUNCIATION OF DOWER  
 COUNTY OF ~~PASSAIC~~

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 and the grantees' 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 9 day of April 19 76.

*Howard R. Camberson* (SEAL)  
 Notary Public for ~~NEW JERSEY~~  
 My commission expires: August 18, 1980

Tanya J. Cope

RECORDED this 9 day of APRIL 1976 at FRANKLIN LAKES, N.J. Howard R. Camberson, Jr.  
 NOTARY PUBLIC OF NEW JERSEY  
 MY COMMISSION EXPIRES AUG. 18, 1980

RECORDED APR 15 '76 at 12:10 P.M.

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4328 (N.J.)