

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

REC'D '80  
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1125-163

KNOW ALL MEN BY THESE PRESENTS, that Brown Enterprises of S.C., Inc.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Travelers Rest, State of South Carolina, in consideration of Seven Thousand Five Hundred and No/100 (\$7,500.00) Dollars, and the assumption of that certain real estate mortgage hereinafter set forth

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto James P. Beebe and Karen A. Beebe, their heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 48-B, Coleman Heights Subdivision, according to a plat prepared of said subdivision by Terry T. Dill, Surveyor, May 24, 1956, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, at Page 29, and according to a more recent survey prepared by Carolina Surveying Company, April 13, 1979, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-T, at Page 72, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Alta Vista Circle, joint corner with Lot 48-A, and running thence with the common line with said Lot. S. 26-35 E. 307.7 feet to a point on an iron pin on the edge of Thompson Drive; thence running with the edge of said Drive, S. 51-13 W. 128.9 feet to an old iron pin, joint corner with Lot 48-C; thence running with the common line with Lot 48-C, N. 26-29 W. 336.3 feet to an iron pin on the edge of Alta Vista Circle; thence running with the edge of said road, N. 63-52 E. 125 feet to an iron pin on the edge of said road, the point of Beginning.

The within property is conveyed subject to all easements, rights of way, restrictive covenants, and zoning ordinances, recorded or unrecorded.

The Grantees herein assume and agree to pay that certain mortgage indebtedness over the within described property give by the Grantor herein to Poinsett Federal Savings and Loan Association of Travelers Rest, South Carolina, dated January 25, 1980, and which said mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1494, at Page 132, and on which there is a present balance due of Twenty-Nine Thousand Five Hundred and No/100 (\$29,500.00) Dollars.

The within property is a portion of the property conveyed to the Grantor herein by deed of Ralph Howard, Jr., et al, dated May 12, 1979, June 4, 1979, June 4, 1979, and April 20, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1104, at Pages 96, 403, 406, and 400.

GREENVILLE COUNTY  
RECORDED  
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together with all and singular the rights, members, easements 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 does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 21st day of May 1980.

SIGNED, sealed and delivered in the presence of

Brown Enterprises of S.C., Inc. SEAL  
A Corporation

By: Robert L. Brown  
Vice-President and Secretary

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that s/he saw the within named Corporation by its duly authorized officers, subscribed as the grantor's act and obeyed the within written deed and that s/he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21st day of May 1980.

Notary Public for South Carolina  
My commission expires: 1/17/90

RECORDED this 21st day of May 1980

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