

Grantee: 234 McDaniel Avenue, Greenville, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 25 PM '82
EUGENE W. BEACHAM

VOL. 1166 PAGE 244

KNOW ALL MEN BY THESE PRESENTS, that

in consideration of One Hundred Thirty Five Thousand and No/100-----(\$135,000.00)----- 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 MARTIN L. JOHNSON, his heirs and assigns, forever;

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, located on the West side of McDaniel Avenue and designated as Lot No. 32, the major portion of Lot No. 31 and a small strip on the Eastern side of Lot No. 30 of the property of McDaniel Heights, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book G, Page 214 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northwestern intersection of McDaniel Avenue and Ben Street and running thence along the Northern side of Ben Street, Due West 167.4 feet to an iron pin at the corner of Timmon's property, which iron pin is 10 feet Due East of the joint corner of Lots Nos. 30 and 31; thence along Timmon's line N. 7-15 E., 76.96 feet to an iron pin; thence continuing along the Timmon's line N. 3-38 E., 102.96 feet to an iron pin in the line of the Cleveland property, which iron pin is 20 feet Due West of original joint rear corner of Lots Nos. 30 and 32; thence along the Cleveland line, Due East 197.4 feet to an iron pin on the Western side of McDaniel Avenue; thence along the Western side of McDaniel Avenue S. 14-29 W., 185 feet to an iron pin, the point of beginning.

26 (500) 68-1-3.8

This conveyance is made subject to all easements, restrictions and rights of way if any appearing of record affecting this property.

This is the same property conveyed to Elizabeth Newman Beacham by deed of Eugene W. Beacham recorded in the R.M.C. Office for Greenville County in Deed Book 463, Page 502, on September 29, 1952. Elizabeth Newman Beacham died testate in Greenville County on November 26, 1976, leaving the above property to her husband, Eugene Walton Beacham, Sr., as reflected in the Probate Court for Greenville County in Apartment 1447, File 10.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
270.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
APR 30 '82
148.50

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 21st day of April 1982

SIGNED, sealed and delivered in the presence of:

Sandra M. Bridwell
Eugene W. Beacham, Sr.

Eugene Walton Beacham, Jr. (SEAL)
Eugene Walton Beacham, Jr., Attorney-in-Fact for Eugene Walton Beacham, Sr. (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 21st day of April 1982
Sandra M. Bridwell (SEAL)
Notary Public for South Carolina.

My commission expires _____

STATE OF SOUTH CAROLINA
COUNTY OF _____

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this _____

day of _____ 19____
Notary Public for South Carolina. (SEAL)

My commission expires _____

RECORDED this APR 30 1982 at 3:15 P.M. 19____, at _____ M., No. _____

9 2 4 5

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