STATE OF SOUTH CAROLINA (COUNTY OF GREENVILLE)

RECORDED this

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KNOW ALL MEN BY THESE PRESENTS, that

Rodney L. Beard and Brenda K. Beard

in consideration of Two Thousand, Five Hundred and No/100 ----- (\$2,500.00)

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

ARNOLD J. ROBERTS, II and CHERYL R. ROBERTS

ALL that piece, parcel or lot ofl and situate, lying and being in Greenville County, State of South Carolina, shown and designated as Lot 38, Mountain Shadows Subdivision, plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4N at Page 7, reference to said plat being hereby craved for a more particular description.

This conveyance is made subject to any and all existing reservations, easements, rights of way, poning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This conveyance is made subject to Grantee's assumption of Mortgage to Cameron-Brown Company dated April 15, 1977 with an outstanding principal balance of \$34,035.16. Said Mortgage is recorded in Book 1394 at Page 942.

This is the same property conveyed to the Grantors by Deed of James A. Pennington, Jr. and Linda P. Pennington recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1054 at Page 818.

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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

claim the same or any part thereof WHINESS the grantor's(s') hand(s) and scales) this 9th SIGNED, scaled and delivered in the presence of Plany F. Croncer Patricial and Williford.	Activa K. Brand (SEAL (SEAL)(SEAL (SEAL (SEAL)(SEAL (SEAL (SEAL)(SEAL (SEAL (SEAL)(SEAL (SEAL (SEAL)(SEAL (SEAL (S
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COUNTY OF GREENVILLE. I, the undersigned undersigned wife (wives) of the above named grantor(s) to separately examined by me, did declare that she does freely soever, renounce, release and forever relinquish unto the	Notary Public, do hereby certify unto all whom it may concern, that the espectively, did this day appear before me, and each, upon being privately and y, voluntarily, and without any compulsion, dread or fear of any person whom e grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest d to all and singular the premises within mentioned and released.

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