TITLE TO REAL ESTATE - Prepared by OWILLIAM I SHOUTON, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that - JOEL R. PHILLIPS

in consideration of NINE THOUSAND FIVE HUNDRED AND NO/100THS (\$9,500.00) - ... 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 LEE DAVID BEAUREGARD AND DAGMAR Z. BEAUREGARD, THEIR HEIRS AND ASSIGNS:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, near the Town of Simpsonville containing ten (10) acres, more or less, according to a plat prepared by C. O. Riddle on August 10, 1963, and having the following courses and distances, to-wit:

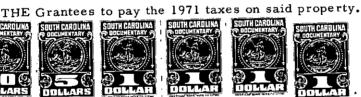
BEGINNING at a point in the center of Jonesville Road, which point is located S. 46-14 E. 28.5 feet from an iron pin on the northwest side of said Road, and running thence with the line of H. F. West N. 46-14 W. 1,128.4 feet to an iron pin; thence N. 43-41 E. 407.5 feet to an iron pin in line of property of Hazel Thackston; thence with the line of Hazel Thackston S. 46-14 E. 1,010.3 feet to a point in the center of said Road, passing over an iron pin 28.5 feet back on line; thence with the center of said Road'S. 27-35 W. 425 feet to the point of beginning.

THIS conveyance is made subject to any and all restrictions or easements that may appear of record on the recorded plat or on the premises.

THIS being the same property conveyed to the Grantor herein by a certain deed recorded in the RMC Office for Greenville County in Deed Book 835 at Page 468.











10.45

nances to said premises belonging or in any wise incuences to the grantee(s), and the grantee(s) heirs or successors and sy) heirs or successors, executors and administrators to warn wide's heirs or successors and against every person whomsoo together with all and singular the rights, members, taining; to have and to hold all and singular the preforever. And, the grantor(s) do(es) hereby bind the g forever defend all and singular said premises unto th fully claiming or to claim the same or any part thereof ne premises before mentioned unto the grantee(s), a the grantor(s) and the grantor(s(s') heirs or success to the grantee(s) and the grantee(s(s') heirs or succ

SIONED, sealed and delivered in the presence of:	Juel R Shilly	(SEAI (SEAI
11:00:		(SEAI
The state of the s		(SEA)
STATE OF SOUTH CAROLINA	PROBATE	

COUNTY OF GREENVILLE

My Commission expires December 11

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all r(s) respectively, did this day appear before me, and each, upon startly, and without any compulsion, dread or fear of any person where's(s) heirs or successors and assigns, all her interest and estate in mentioned and released. COUNTY OF GREENVILLE wife (wives) of the above named grantor(s) re me, did declare that the does freely, voluntarily linquish unto the grantee(s) and the grantee ste in and to all and singular the premises within m

CIVEN under my hand and seal this	./ .
April A	19 41.
Late April A	of torex
vice and	(SEAL)

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J. C Willian Notary Public for South Carolina My Commission expires December 11, 19 RECORDED this 1St. day of Apr

4:04