

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE: Griffin & Howard, 1110 1/2 S. Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DOHNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Ralph C. Beard, Jr. and Marion S. Beard

in consideration of Sixteen Thousand Eight Hundred Fifty & 51/100 (\$16,850.51) -- Dollars, and assumption of the mortgage recited hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Claudine C. Williams, her heirs and assigns, forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 146 of Section III of a subdivision known as Northwood Hills according to a plat thereof prepared by Piedmont Engineering Service and recorded in the R. M. C. Office for Greenville County in Plat Book YY, at page 37 and having according to said plat, the following metes and bounds, to-wit:

- 295 - 458 - 1 - 158

BEGINNING at an iron pin on the eastern side of Covington Road at the joint front corner of Lots Nos. 145 and 146 and running thence with the joint line of said lots, S. 62-10 E. 180 feet to an iron pin in the line of Lot No. 140 and running thence along the line of Lot No. 140, N. 30-56 E. 115 feet to an iron pin at the joint rear corner of Lots Nos. 146 and 147 and running thence along the joint line of said lots, N. 59-02 W. 185.9 feet to an iron pin on the eastern side of Covington Road, joint front corner of Lots Nos. 146 and 147, thence with the eastern side of Covington Road, S. 28-06 W. 125 feet to the point of beginning.

This is the same property conveyed to the grantors herein by Deed recorded in the R. M. C. Office for Greenville County, Deed Book 756, Page 527.

The grantee assumes and agrees to pay the balance due on that certain mortgage given by Ralph C. Beard, Jr. and Marion S. Beard to First Federal Savings & Loan Association dated August 31, 1964 and recorded in the R. M. C. Office for Greenville County, South Carolina in R.E.M. Book 970, at page 440.

This conveyance is made subject to all easements, restrictions or rights-of-way, if any, which may affect the subject property.

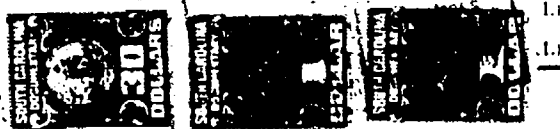


together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantees, and the grantee's heirs, successors and assigns, forever. And, 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 grantees 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 17th day of October, 1973

SIGNED, sealed and delivered in the presence of

Linda J. Beck (SEAL)
Charles E. Howard (SEAL)
Greenville County
Stamps Paid \$18.70
Act No. 330 Sec. 1



STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of October, 1973
Charles E. Howard (SEAL)
Linda J. Beck
Notary Public for South Carolina
My commission expires: April 15, 1981.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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, 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 17th day of October, 1973
Charles E. Howard (SEAL)
Marion S. Beard
Notary Public for South Carolina
My commission expires: April 15, 1981

RECORDED this 18th day of October 1973 at 9:21 AM, No. 10835

0389

4328 W. 2