

FILED
 GREENVILLE S.C.
 STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }
 R.M.C.

Route 4 1191-535

Grantees' mailing address: 101 Downing Place
 Greer, SC 29651

KNOW ALL MEN BY THESE PRESENTS, that we, Abbas Laxmidhar and Rubab H. Laxmidhar,
 (\$25,559.55)

in consideration of Twenty-Five Thousand Five Hundred Fifty-Nine & 55/100 / Dollars,
 and assumption of that certain mortgage hereinafter set forth
 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 D. Beauregard and Dagmar Beauregard, their heirs and assigns forever:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southeastern corner of the intersection of Downing Place with Paddock Lane in Greenville County, South Carolina, being shown and designated as Lot No. 64 on a plat entitled WESTMINSTER VILLAGE, SECTION I, made by Heaner Engineering Co., Inc., dated April 15, 1976, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-P, at Page 40; reference to said plat is hereby craved for the metes and bounds thereof.

This deed is made subject to any restrictions, easements and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

11(195) 540.3-1-88

As a part of the consideration herefor the grantees herein assume and agree to pay that certain real estate mortgage given to NCNB Mortgage South, Inc. (now Bankers Mortgage), recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1402, at Page 428, on which there is a current balance of \$35,240.45.

This is the same property conveyed to Abbas Laxmidhar and Rubab H. Laxmidhar by deed of Leon T. Motts dated February 3, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1142, at Page 556

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DOCUMENTARY TAX
 \$52.00

GREENVILLE COUNTY
 SOUTH CAROLINA COUNTY DOCUMENTARY TAX
 \$28.60
 AUG 16 1983

together with all and singular the rights, members, appurtenances 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)' hand(s) and seal(s) this 15th day of August 19 83.

SIGNED, sealed and delivered in the presence of:
 Abbas Laxmidhar (SEAL)
 Rubab H. Laxmidhar (SEAL)
 Rubab H. Laxmidhar (SEAL)

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

SWORN to before me this 15th day of August 19 83.
 Notary Public for South Carolina.
 My commission expires: 10/7/92

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 or 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 15th day of August 1983.
 Notary Public for South Carolina.
 My commission expires: 10/7/92
 RUBAB H. LAXMIDHAR
 RECORDED this 16th day of Aug. 19 83. at 4:48 P. M. No. 11111

400 3 54281A01

M.S.O.

4328-RV-2