

State of South Carolina
GREENVILLE COUNTY

FILED
MAY 24 1979
CLERK
SHERIFF

DEED TO REAL ESTATE

Know All Men by These Presents:

That CHARLOTTE WOOD BEAUVAIS hereafter referred to as Grantor, in consideration of the sum of FIFTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$58,500.00) DOLLARS, paid to Grantor by JULIAN M. SMITH, JR. AND J. DAVID SMITH hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee their heirs and assigns forever:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the South side of Augusta Street, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the inside of the property line of the South side of Augusta Street, the corner of a lot now or formerly of B. L. Rushing Estate, said pin located 94 1/2 feet, more or less, East of intersection of Augusta Street and Mills Avenue, and running thence S. 54-06 W. 150 feet to an iron pin in the line of Lot No. 7; thence S. 29-02 E. 78 feet to iron pin in the line of a lot now or formerly of V. M. Manning; thence N. 54-06 E. 150 feet to iron pin on inside of property line of Augusta Street; thence N. 29-02 W. 78 feet to the point and place of beginning and being the same lot conveyed to Mollie F. Wood by deed recorded in Deed Book 224, at Page 295.

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ALSO, all that certain parcel and lot of land situate, lying and being on the South side of Augusta Street, and North East of the lot of land purchased by the said Mollie F. Wood from Daisy B. Cleveland, et al., and having the following metes and bounds:

BEGINNING at the Northern corner of the lot belonging to the said Mollie F. Wood and the corner of the lot now or formerly of Rushing, and running thence along the line of the said Mollie F. Wood lot S. 29-03 E. 78 feet to the line of a lot now or formerly belonging to V. M. Manning; thence N. 54-06 E. to the property line on South side of Augusta Street; thence with the property line of Augusta Street to the beginning corner; being the same lot conveyed to Mollie F. Wood by deed recorded in Deed Book 239, at Page 362.

The above property is conveyed subject to any and all easements or rights of way of record and to any right of way of Augusta Street for Highway purposes.

This property is also known and designated as 1204 Augusta Street in the City of Greenville, South Carolina, and is shown on a Greenville County Block Book on Sheet 96, Block 6, Lot 9, and this Deed is executed upon the Grantee obtaining zoning approval or a special permit for a Doctor's Office.

(continued on Renunciation of Dower)

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Successors/Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 21 day of May, 19 79.

Charlotte Wood Beauvais (Seal)

Signed, Sealed and Delivered in the Presence of

Burr O. Fleming (Seal)
Sheila Brannan (Seal)
Grantor

STATE OF SOUTH CAROLINA, Virginia
GREENVILLE COUNTY City of Richmond

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

21 day of May, 19 79

Rona Royal Booche (Seal)
Notary Public for South Carolina

My Commission expires 8/8/80

Burr O. Fleming
City of Richmond, Va.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

GRANTOR IS A WOMAN.

Both of the above described lots were conveyed to her by her mother, Mollie F. Wood, by a Deed dated and recorded December 23, 1975, in Deed Book 1029, at Page 323

(Seal)
Notary Public for South Carolina

My Commission expires XXXXXX

(CONTINUED ON NEXT PAGE)

Recorded this _____ day of _____, 19____, at _____ M., No. _____

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