

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SLEY

BOOK 1129 PAGE 015

KNOW ALL MEN BY THESE PRESENTS, that NELSON, KEITH & DARBY BUILDERS, INC.

in consideration of Thirteen Thousand Eight Hundred Seventy-Six and 13/100 (\$13,876.13)---- Dollars,  
and assumption of Mortgage as hereinbelow set forth,  
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have  
granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto BEVERLY C. BEARDEN, her  
Heirs and Assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon,  
lying and being at the southerly intersection of Silver Creek Road and Sandy Creek Court  
being known and designated as Lot No. 271 on plat entitled "Map No. 1, Section I, Sugar  
Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book  
5-D at Page 18 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Sandy Creek Court, said pin being  
the joint front corner of Lots 270 and 271 and running thence with the common line of  
said lots S. 52-48-17 E., 145.92 feet to an iron pin, the joint rear corner of Lots 270  
and 271; thence with the common line of said Lots 271 and 272 N. 40-45-00 E., 135 feet to  
an iron pin on the southwesterly side of Silver Creek Road; thence with the southwesterly  
side of Silver Creek Road N. 49-15-00 W., 125 feet to an iron pin at the intersection of  
Silver Creek Road and Sandy Creek Court; thence with said intersection S. 85-45 W., 35.36  
feet to an iron pin on the southeasterly side of Sandy Creek Court; thence with the  
southeasterly side of Sandy Creek Court S. 40-45 W., 42 feet to an iron pin; thence con-  
tinuing with said Court S. 37-30-34 W., 77.17 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and  
right of ways, if any, affecting the above described property.

This being the same property conveyed to Grantor herein by deed of Ellis L. Darby, Jr.,  
M. Graham Proffitt, III, and John Cothran Company, Inc., a South Carolina Corporation,  
dated July 2, 1974, recorded in the RMC Office for Greenville County, South Carolina, in  
Deed Book 1002, Page 353.

As a part of the consideration for this conveyance, the Grantor herein assumes and agrees  
to pay that certain Note and Mortgage heretofore executed unto Fidelity Federal Savings &  
Loan Association recorded in the RMC Office for Greenville County, South Carolina, in  
Mortgage Book 1315, Page 351, on July 2, 1974, and having a principal balance of \$47,623.87.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-  
pertaining; 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 per-  
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 22nd day of July 1980, NELSON, KEITH & DARBY BUILDERS, INC.

SIGNED, sealed and delivered in the presence of:

*Ellis L. Darby, Jr.* (SEAL)  
Ellis L. Darby, Jr., President

*Sherry M. Bird*  
*Wayne R. Proffitt*

STATE OF SOUTH CAROLINA }  
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 written deed and that (s)he, with the other witness subscribed  
above, witnessed the execution thereof.

SWORN to before me this 22nd day of July 19 80.

*Wayne R. Proffitt* (SEAL) *Sherry M. Bird*  
Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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 whomso-  
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-  
tate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and rel.

GIVEN under my hand and seal this

22nd day of July 19 80  
*Wayne R. Proffitt* (SEAL)  
Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

RECORDED this 22nd day of July, 1980 at 9:46 A/M 19

GREENVILLE COUNTY

SOUTH CAROLINA COUNTY RECORDS TAX  
15.40

4328 RV-2

(11)-195-034.3-1-23

0615

1551