

TITLE TO REAL ESTATE—Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

23 Warner Street
Greenville, S.C.

State of South Carolina,

County of GREENVILLE

GREENVILLE, S.C. VOL 1070 PAGE 614

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KNOW ALL MEN BY THESE PRESENTS, That I, Thomas M. Cheves

in the State aforesaid, in consideration of the sum of Forty-Two Thousand and No/100ths

----- Dollars,

to me in hand paid at and before the sealing of these presents by
David L. Beard and Virginia T. Beard

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said David L. Beard and Virginia T. Beard, their heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being on the Northern side of Warner Street in the City of Greenville, County of Greenville, State of South Carolina being shown and designated as Lot No. 33 on a plat entitled "Property of Wade Cothran" prepared by Dalton & Neves, dated July, 1927, recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 163, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Warner Street at the joint front corner of Lots No. 33 and 32 and running thence with the line of Lot No. 32 N. 9-35 E. 165 feet to an iron pin in the line of property now or formerly of the Donaldson Estate; thence with the line of Donaldson Estate N. 81-15 W. 65 feet to an iron pin at the joint rear corner of Lots Nos. 33 and 34; thence with the line of Lot No. 34 S. 9-35 W. 165 feet to an iron pin on the Northern side of Warner Street; thence with the Northern side of Warner Street S. 81-15 E. 65 feet to the point of beginning.

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The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above described property.

This is the identical property conveyed to the grantor herein by deed of Louis G. Sullivan, II and Jane P. Sullivan dated November 26, 1976 and recorded in the R.M.C. Office for Greenville County in Deed Book 1047 at Page 243 on November 26, 1976.

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