

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY



Know All Men by These Presents:

That I, Charles Luther Banks in the State aforesaid,
in consideration of the sum of One Thousand and No/100----- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Garnett L. Simmons and Betty L. Simmons, their heirs and assigns forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the South side of Power Street, being known and designated as the Northern part of Lot No. 47, as shown on plat of Junction Heights, which is recorded in the R.M.C. Office for Greenville County in Plat Book C, Page 106 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Power Street at the Northeast corner of Lot No. 46 and running thence along line of said Lot 46, S. 37-06 E. 150 feet to an iron pin at rear corner of Lot No. 33; thence N. 62-30 E. 50 feet to an iron pin in line of lot No. 48; thence along line of Lot 48, N. 37-06 W. 150 feet to an iron pin on the South side of Power Street; thence along the South side of Power Street S. 62-30 W. 50 feet to the beginning corner.

The above described lot is the same conveyed to me by John E. Burden by his deed dated March 10, 1948 and recorded in the R.M. C. Office for Greenville County in Deed Book 340, Page 193. Less 10 foot strip from eastern side of said Lot 47 deeded to Oscar Shelton by deed of record in Book 391, Page 294.

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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(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 27 day of December in the year of our Lord One Thousand Nine Hundred and fifty-six

Signed, Sealed and Delivered in the Presence of

J. Henry

Carolyn Anders

Charles Luther Banks (Seal)

_____ (Seal)

State of South Carolina,
Greenville County

Personally appeared before me Carolyn Anders

and made oath that she saw the within named grantor(s) Charles Luther Banks
written deed, and that she, with J. A. Henry sign, seal and as his act and deed deliver the within
witnessed the execution thereof.

Sworn to before me this 27 day of December, A. D. 19 56
J. A. Henry (Seal)
Notary Public for South Carolina

Carolyn Anders

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, J. A. Henry Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Annie Mae C. Banks
wife of the within named Charles Luther Banks
did this day appear before me, and 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 or persons, whomsoever, renounce, release, and forever relinquish unto Garnett L. Simmons and Betty L. Simmons, Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 27 day of December, A. D. 19 56
J. A. Henry (Seal)
Notary Public for South Carolina

Annie Mae C. Banks

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$-----

Recorded this 28th day of December 19 56 at 9:29 A. M., No. 31738

137-5-6