

JAN 3 10 56 AM 1959



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That We, Kenneth Guy Simmerman and Virginia T. Simmerman, in the State aforesaid, in consideration of the sum of Twenty Two Hundred Seventy-One and 32/100 (\$2,271.32) - - - DOLLARS, and assumption of mortgage indebtedness set out below 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

C. E. Robinson, Jr., R. M. Gaffney and Lawrence Reid, their heirs and assigns forever: (One-half interest in property herein to C.E. Robinson, Jr. & R.M. Gaffney, other one-half to Lawrence Reid). All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township, being known and designated as Lot No. 27 of a subdivision known as North Gardens, Section 2, as shown on plat prepared by Dalton & Neves, Engineers, January, 1955, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book EE, at page 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Azalea Court, joint front corner of Lots 26 and 27, and running thence along the joint line of said lots, N. 79-0 E. 159 feet to an iron pin; thence N. 10-27 W. 80 feet to an iron pin at the joint rear corner of Lots 27 and 28; thence along the joint line of said lots, S. 79-0 W. 159.8 feet to an iron pin on the eastern side of Azalea Court; thence along the eastern side of Azalea Court, S. 11-00 E. 80 feet to the beginning corner.

As a part of the consideration hereof, the grantees herein assume and agree to pay that certain note and mortgage given to General Mortgage Co., recorded in R. M. C. Office for Greenville County, S. C., in Mortgage Vol. 673, page 406, in the original amount of \$13,000.00, on which there is a present balance due of \$ 12,228.68.

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 s and seal s this 31 day of December in the year of our Lord One Thousand Nine Hundred and fifty-eight.

Signed, Sealed and Delivered in the Presence of [Signatures of William B. James and Kenneth Guy Simmerman/Virginia T. Simmerman]

State of South Carolina, Greenville County Personally appeared before me Frances Raines and made oath that s he saw the within named grantor(s) Kenneth Guy Simmerman and Virginia T. Simmerman, written deed, and that s he, with William B. James sign, seal and as their act and deed deliver the within witnessed the execution thereof. Sworn to before me this 31 day of December, A. D. 19 58 [Signature of William B. James]

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, William B. James Notary Public, do hereby certify unto all whom it may concern, that Mrs. Virginia T. Simmerman wife of the within named Kenneth Guy Simmerman 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 C.E. Robinson, Jr., R.M. Gaffney & Lawrence Reid, their 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 31 day of December, A. D. 19 58 [Signature of Virginia T. Simmerman]

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$----- Recorded this 3rd day of January 19 59 at 10:56 A.M. M. No. #16687 279-2-44