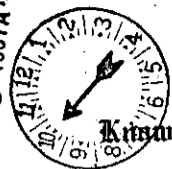


STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

FILED
JAN 3 1961 A.M.



For True Consideration See Affidavit
Book 23 Page 75

Witness All Men by These Presents:

That I, W. B. Simmons, in the State aforesaid, in consideration of the sum of ~~one~~ Assumption of mortgage executed by grantor herein to ~~DOLLARS~~ Zett Smith, and other valuable consideration, to the grantor in hand paid at and before the sealing of these presents by the grantee (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 SIMMONS MACHINERY COMPANY, INC.

ALL That piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 1 according to a plat of property of Smith Heights, dated April, 1953, prepared by C. O. Riddle and being more particularly shown on plat of Lot No. 1, Smith Heights, dated March 19, 1959, prepared by C. O. Riddle, recorded in Plat Book BB, Page 147, and having according to said plats the following metes and bounds, to-wit:

BEGINNING At an iron pin on the southwestern side of Washington Road (also known as Washington Avenue) at the intersection of said Washington Road and Smith Street (also known as Prospect Street) and running thence along the southwest side of Washington Road, N. 42-08 W. 119.5 feet to an iron pin; thence continuing along the southwest side of Washington Road, N. 26-06 W. 229.2 feet to an iron pin; thence turning and running S. 34-26 W. 564.3 feet to an iron pin on the northern side of Zet Court; thence along the northern side of Zet Court, S. 77-44 E. 343.4 feet to an iron pin at the intersection of Zet Court and Smith Street; thence along the northwestern side of Smith Street, N. 34-01 E. 294.3 feet to an iron pin, the point of beginning.

This is the same property conveyed to grantor herein by deed of Zett Smith, dated June 15, 1959, and recorded in the office of the R.M.C. for Greenville County in Deed Book 627, Page 448.

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 hereinabove named, and its successors and Assigns forever.

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

Witness the grantor's hand and seal this 1st day of June, in the year of our Lord One Thousand Nine Hundred and sixty.

Signed, Sealed and Delivered in the Presence of

Kenneth L. Godwin
John W. Peden

W.B. Simmons (Seal)
W. B. Simmons (Seal)
(Seal)
(Seal)

State of South Carolina, }
Greenville County

Personally appeared before me Kenneth L. Godwin

and made oath that he saw the within named grantor, W. B. Simmons, written deed, and that he, with John W. Peden, sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 1st day of June, A. D. 19 60
John W. Peden (Seal)
Notary Public for South Carolina

Kenneth L. Godwin

State of South Carolina, }
Greenville County

RENUNCIATION OF DOWER

I, John W. Peden Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Grace A. Simmons, wife of the within named W. B. Simmons, 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 Simmons Machinery Company, Inc., its successors 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 1st day of June, A. D. 19 60.
John W. Peden (Seal)
Notary Public for South Carolina

Grace A. Simmons
Grace A. Simmons

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 3rd day of January 19 61, at 10:00 A.M. M., No. #16631

224-2-36