

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

APR 20 11 31 AM 1964
OLIE R. SIMMONS
R. M. C. OFFICE

That I, James O. Simmons,

Know All Men by These Presents:

in consideration of the sum of One Thousand and No/100 (\$1,000.00) in the State aforesaid,
and the assumption and agreement to pay the mortgage set forth below 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

Hancle R. Phillips and Lucille C. Phillips, their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, near the City of Greenville, on the westerly side of East Dorchester Boulevard, and known and designated as Lot 89, according to plat of property of Belle Meade, Section 1, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "EE", pp. 116 & 117, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on East Dorchester Boulevard, joint front corner of Lots Nos. 88 and 89, and running thence S. 19-00 E. 70 feet to an iron pin, joint front corner of Lots Nos. 89 and 90; thence S. 71-0 W. 188.6 feet to an iron pin; thence N. 16-05 W. 70.05 feet to an iron pin; thence N. 71-0 E. 185 feet to the point of beginning.

As a further part of the consideration for the within transfer, the grantees herewith assume and agree to pay that certain mortgage executed by James O. Simmons to C. Douglas Wilson & Co., dated October 20, 1958, and recorded in the R. M. C. Office for Greenville County in Real Estate Mortgage Book 763 at Page 89 and having a present balance of \$10,503.51.

This is the same property conveyed to the grantor by Haskell & Robinson, Inc. by deed dated October 20, 1958 recorded in Deed Book 608 at Page 477.

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 17th day of April in the year of our Lord One Thousand Nine Hundred and sixty-four.

Signed, Sealed and Delivered in the Presence of

James O. Simmons
Jacqueline P. Peace

James O. Simmons (Seal)



State of South Carolina,
Greenville County

Personally appeared before me J. Brantley Phillips, Jr.

and made oath that he saw the within named grantor(s) James O. Simmons sign, seal and as his act and deed deliver the within written deed, and that he, with Jacqueline P. Peace witnessed the execution thereof.

Sworn to before me this 17th day of April, A. D. 1964
Jacqueline P. Peace (Seal)
Notary Public for South Carolina

J. Brantley Phillips, Jr.

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, J. Brantley Phillips, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Martha K. Simmons wife of the within named James O. 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 Hancle R. Phillips and Lucille C. Phillips, 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 17th day of April, A. D. 1964
J. Brantley Phillips, Jr. (Seal)
Notary Public for South Carolina

Martha K. Simmons

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