

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHARMA & BROWN, ATTORNEYS AT LAW, 37 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that RUSSELL SIMMONS and CAROL F. SIMMONS

in consideration of Two Thousand and No/100 (\$2,000.00)----- Dollars
and assumption of mortgage
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto JERALD A. GARRETT and JANE H. GARRETT, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, situate, lying and being on the North-western side of Lynchburg Drive in Greenville County, South Carolina, being shown and designated as Lot No. 24 on a plat of Section 1, Richmond Hills, dated April 20, 1965, prepared by Carolina Engineering & Surveying Company and recorded in the RMC Office for Greenville County, South Carolina in Plat Book JJJ, page 81, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Lynchburg Drive at the joint front corner of Lots 23 and 24; thence with the common line of said lots N. 60-45 W. 150 feet to an iron pin in the line of Lot 39; thence with the line of Lots 38 and 39, N. 29-15 E., 100 feet to an iron pin at the joint rear corner of Lots 24 and 25; thence with the joint line of said lots S. 60-45 E. 150 feet to an iron pin on the Northwestern side of Lynchburg Drive; thence with the Northwestern side of said drive S. 29-15 W. 100 feet to an iron pin, the beginning corner.

This is the identical property conveyed to the grantors herein by deed of W. C. Bumby recorded in the RMC Office for Greenville County in Deed Book 874, page 140 and is hereby conveyed subject to all restrictions, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record or actually existing on the ground affecting said property.

Grantees agree to assume that certain mortgage heretofore granted to Carolina National Mortgage Investment Company on August 18, 1969 recorded in the RMC Office for Greenville County in Mortgage Book 1134, page 313, and being in the original amount of \$18,300.00 and having a current balance of \$17,977.38.

Grantee agrees to pay Greenville County property taxes for the year 1971 and subsequent years.

Grantors hereby assign, set-over and transfer to the grantees any interest they may have in that certain escrow account held by the above referred to mortgagee.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and assigns against the grantor(s) and the grantor's(s) heirs or successors 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 15 day of July 19 71.

SIGNED, sealed and delivered in the presence of

Jean H. Boyd
Daniel B. Ward



Russell Simmons (SEAL)

Carol F. Simmons (SEAL)



Greenville County (SEAL)
Stamps
Paid \$ 220 (SEAL)
Vol. No. 3, p. 1

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of July 19 71.

Daniel B. Ward (SEAL)
Notary Public for South Carolina

Jean H. Boyd

My Commission Expires: 7/16/80

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantor(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

15th day of July 19 71.
Daniel B. Ward (SEAL)
Notary Public for South Carolina

Carol F. Simmons

My Commission Expires: 7/16/80

RECORDED this 16th day of July 19 71 at 11:44 A. M., No. #1637

508.2

508-504-4-4