

SEP 8 12 54 PM '71

DEMETRIE J. LIATOS - Attorney At Law
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

VOL 924 PAGE 403

KNOW ALL MEN BY THESE PRESENTS, that I, JAMES AVERY WELLS

in consideration of ONE AND NO/100 (\$1.00) -----Dollars,
and the assumption of Mortgage as set out below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto ARNOLD SIMMONS AND VANIDA SIMMONS, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 19, Block "J", Fair Heights Subdivision, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "F", page 257, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Northwestern intersection of Cumberland Avenue and Decatur Street and running thence along Cumberland Avenue N. 31-20 E. 50 feet to an iron pin, joint front corner Lots 19 and 20; thence N. 58-40 W. 140 feet to an iron pin, joint rear corner Lots 19 and 20; thence S. 31-20 W. 50 feet to an iron pin on Decatur Street; thence along Decatur Street S. 58-40 E. 140 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to Grantor by deed recorded in Deed Book 518 at page 50.

THIS deed is made subject to any restrictions and easements that appear of record, on the recorded plat, or on the premises.

GRANTEE does hereby assume that Mortgage to C. Douglas Wilson & Co.

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 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 7th day of September 1971

SIGNED, sealed and delivered in the presence of:

James Avery Wells (SEAL)

Ruth D. Genter
James J. Heath

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

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 7th day of September 1971

James J. Heath (SEAL)
Notary Public for South Carolina.
Commission expires 9/15/77

Ruth D. Genter

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER - 5/10/1971

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 grantee(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

7th day of September 1971

(SEAL)

Notary Public for South Carolina.
Commission expires 9/15/77

RECORDED this 8th day of September 1971, at 12:54 P. M., No. 7180

01-1-592-615-