

KNOW ALL MEN BY THESE PRESENTS, that James G. Simpson,

in consideration of One and no/100 ----- (\$1.00) ----- Dollars,  
and 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 James A. Landreth, his heirs and assigns, forever:

ALL That lot of land, situate on the East side of Harbor Drive, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 40 on plat of Lake Harbor, made by Dalton & Neves, Engineers, May 1958, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book MM at page 15, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Harbor Drive at the joint front corner of Lots 39 and 40 and running thence along the line of Lot 39, N. 78-05 E. 164.5 feet to an iron pin; thence S. 5-35 E. 141.9 feet to an iron pin; thence with the line of Lot 41, S. 86-07 W. 152.3 feet to an iron pin on the East side of Harbor Drive; thence along Harbor Drive, N. 9-01 W. 33 feet to an iron pin; thence still along Harbor Drive, N. 11-55 W. 87 feet to the beginning corner.

As a part of the consideration herein the grantee agrees to assume that certain mortgage given to Edward Nasser on March 23, 1972, in the original amount of \$2,500.00, said mortgage being recorded in the R.M.C. Office for Greenville County in Mortgages Volume 1241 at Page 61.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 26 day of June 19 72  
SIGNED, sealed and delivered in the presence of:  
Judy A. Eller (SEAL)  
James G. Simpson (SEAL)  
[Signature] (SEAL)  
[Signature] (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
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 26 day of June 19 72  
[Signature] (SEAL)  
Notary Public for South Carolina.  
My Commission Expires 11/4/80  
Judy A. Eller

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF Greenville }  
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)' 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  
26 day of June 19 72  
[Signature] (SEAL)  
Notary Public for South Carolina. My Commission Expires 11-4-80  
Laura L. Simpson

RECORDED this 14th day of July 19 72 at 3:06 P. M. No. 1258

B4.2

305-B4.2-1-51