

AUG 21 3 02 PM '77

TITLE TO REAL ESTATE—Riley & Riley, Attorneys at Law, 218 Henrietta Street, Greenville, S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ELIZABETH RIDDLE  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that WALTER M. GRUZS and DEANNA M. GRUZS

in consideration of ----- Thirty Thousand and no/100 (\$30,000.00 ----- Dollars,

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 OLIN SIMMONS and BETTY C. SIMMONS, their heirs and assigns forever:

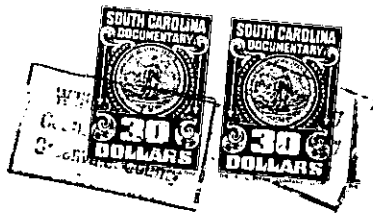
All that certain piece, parcel or lot of land being known and designated as Lot No. 120, Section III, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in Plat Book PPP at page 141.

A more particular description of said above numbered lot may be had by reference to said plat.

The above numbered lot was conveyed to the grantor by deed recorded in the RMC Office for Greenville County in Deed Volume 882 at page 290.

This conveyance is made subject to the restrictive and protective covenants affecting Section III of Subdivision known as POINSETTIA, said Restrictive and Protective covenants being recorded in the RMC Office for Greenville County in Deed Volume 858 at page 541.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.



Greenville County  
Stamps  
Paid \$ 33.00  
Act No. 1

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 18th day of August 19 72.  
SIGNED, sealed and delivered in the presence of:  
Walter M. Gruzs (SEAL)  
Deanna M. Gruzs (SEAL)  
E. P. Riley (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.  
SWORN to before me this 18th day of August 19 72.  
E. P. Riley (SEAL)  
Notary Public for South Carolina  
My Commission expires: 8-12-80

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(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 18th day of August 1972.  
Deanna M. Gruzs (SEAL)  
Notary Public for South Carolina  
My Commission expires: 8-12-80

RECORDED this 21st day of August 1972, at 3:02 P. M., No. 5248