

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE - Mann, Foster, Richardson & Fisher, Attorneys at Law, Greenville, S. C.

VOL 971 PAGE 499

DONNIE S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Greenville County Stamps Paid \$ 3.85 Act No. 580 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that Robert J. Simkins and Ruth M. Simkins

in consideration of Three Thousand Four Hundred Seventy One and 21/100ths (\$3,471.21)----- Dollars and the assumption of the mortgage indebtedness recited hereinbelow: the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Glenn S. Eckard and Ruby S. Eckard, their heirs and assigns, forever:

All that piece, parcel or lot of land, situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, on the northeastern side of Cheshire Road and being known and designated as a major portion of Lot 12 as shown on plat of Montclair Subdivision, Section II, dated October 7, 1968, prepared by R. B. Bruce and recorded in the R. M. C. Office for Greenville County, South Carolina, in Flat Book WWW at Page 41, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Cheshire Road at the joint front corner of Lots No. 11 and 12 and running thence N. 76-45 E. 286.3 feet to a point; thence S. 62-22 E. 125.9 feet to a point; thence with the common line of Lot 13, S. 77-14 W. 233.9 feet to a point; thence N. 89-38 W. 53.3 feet to a point; thence S. 59-33 W. 40 feet to a point; thence S. 77-14 W. 50 feet to an iron pin on the northeastern side of Cheshire Road; thence with the line of said Road, N. 18-35 W. 80 feet to the point of beginning.

This is the identical property conveyed to the Grantors herein by deed recorded in Deed Book 876 at Page 81.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

As a part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of Cameron-Brown Company in the principal amount of \$18,700.00, recorded in the R. M. C. Office for Greenville County, in Mortgage Book 1137 at Page 73, and having a present principal balance due thereon of \$18,028.79.

27-1-290-799

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 grantees(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 2nd day of April 19 73.

SIGNED, sealed and delivered in the presence of

Joan B. Reid (Signature)

Robert J. Simkins (SEAL)
Ruth M. Simkins (SEAL)
Three \$100 bills

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 2nd day of April 19 73.

Joan B. Reid (Signature)
Notary Public for South Carolina
My commission expires: 9/29/81

Joan B. Reid (Signature)

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 (wivest) 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

2nd day of April 19 73
Joan B. Reid (Signature)
Notary Public for South Carolina
My commission expires: 9/29/81

Ruth M. Simkins (Signature)
RUTH M. SIMKINS

RECORDED this 2nd day of April 19 73 at 9:35 A.M. No. 27672

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