

FILED  
GREENVILLE, CO. S. C.

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STATE OF SOUTH CAROLINA

JUL 30 3 14 PM '73

COUNTY OF GREENVILLE

AGNIE A. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that

James A. Simmons, Jr.

Three Thousand, Nine Hundred Sixty-Nine and 09/100 Dollars,  
in consideration of (\$3,969.09) & assumption of mortgage set forth 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

Christine C. Simmons, her heirs and assigns:

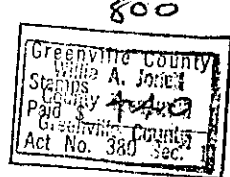
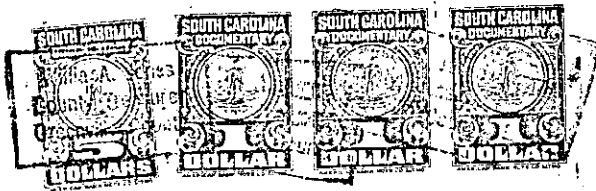
ALL that lot of land in the County of Greenville, State of South Carolina, on the South side of Evening Way being known and designated as Lot No. 45, Section 2, Sunset Heights Subdivision, recorded in Plat Book RR, Page 85, R.M.C. Office for Greenville County. Said lot having a frontage of 103.9 ft. on the South side of Evening Way; a depth of 229.5 ft. on the West side, a depth of 200 ft. on the East side and a rear width of 100 ft.

This is the same property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 879, Page 369.

This property is conveyed subject to restrictive covenants recorded in Deed Book 666, Page 71, and to any recorded easements or rights-of-way.

- 799-788.1-1-78

As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage given to C. Douglas Wilson Company, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1142, Page 37, and having an unpaid balance of \$ 26,030.91.



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 15th day of

June, 19 73.

SIGNED, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*

*[Signature]* (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (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 15th day of June, 19 73.

*[Signature]* (SEAL)  
Notary Public for South Carolina.

*[Signature]*

My Commission Expires 12/15/79

STATE OF SOUTH CAROLINA }  
COUNTY OF \_\_\_\_\_ }

RENUNCIATION OF DOWER (Grantee is wife of grantor)

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

day of 19 \_\_\_\_\_

Notary Public for South Carolina.

RECORDED this 30th day of July 19 73, at 3: 14 P. M., No. 2996

337-118.1