

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.
MAY 1 2 27 PM '74

KNOW ALL MEN BY THESE PRESENTS, that Jack E. Shaw Builders, Inc.,
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of
- - - Nineteen thousand nine hundred fifty - - - (\$19,950.00) - - - Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,
sell and release unto Russell and Carol F. Simmons, their heirs and assigns, forever:

ALL that piece, parcel, or lots of land located in the County of Greenville,
State of South Carolina, being known and designated as Lots Nos. 45 and 46
on a Plat entitled PINE BROOK DEVELOPMENT by W. T. Bidwell dated March 27,
1951, and recorded in the R.M.C. Office for Greenville County in Plat Book Z,
at Page 148, and having, according to said plat, the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Brewster Drive at the intersection
of said Drive and Bridges Avenue and running thence N 16-54 W 150 feet to an iron
pin on Brewster Drive; thence running N 73-06 E 145 feet to an iron pin at the joint
rear corner of Lots 45 and 85; running thence with the joint rear lines of Lots 45,
46 and 85 S 16-54 E 150 feet to an iron pin on Bridges Avenue; and running thence
with Bridges Avenue S 73-06 W 145 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning
ordinances, easements, and rights-of-way, if any, affecting the above described
property.

This is the same property conveyed to Grantor herein by deed of Jack E. Shaw
dated December 15, 1971, and recorded in the R.M.C. Office for Greenville County
in Deed Book 934, at Page 465.



Greenville County
Stamps
Paid \$ 22.00
Act No. 390 Sec. 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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its
duly authorized officers, this 1st day of May 1974.

SIGNED, sealed and delivered in the presence of:

JACK E. SHAW BUILDERS, INC. (SEAL)

A Corporation
By:

President Jack E. Shaw

Secretary

[Signature]
Nanita Boyd

STATE OF SOUTH CAROLINA }
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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within
named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 1st day of May 1974.

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

My commission expires: My Commission Expires June 15, 1973

RECORDED this _____ day of _____ 19____, at MAY 1 1974 M., No. 27521

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