

STATE OF SOUTH CAROLINA / MAY 31 4 00 PM '74
COUNTY OF GREENVILLE / DONNIE S. TANKERSLEY R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, Charles Muller and Mary A. Muller

the sum of Two thousand seven hundred fifty - - - - (\$2,750.00) - - - - Dollars
in consideration of 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 Alvin Clifford Simmons and Ellen Louise Simmons, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the North side of East Belvedere Road and on the West side of Brantford Lane, near the City of Greenville, in Greenville County, S. C., being shown as Lot 78 on Plat of South Forest Estates, made by Pickell & Pickell, Engineers, August 29, 1955, recorded in the R.M.C. Office for Greenville County in Plat Book GG, Page 181, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of East Belvedere Road, at joint front corner of Lots 78 and 79 and running thence with the line of Lot 79 N 16-41 W 142.4 feet to an iron pin; thence N 66-34 E 88.1 feet to an iron pin on the West side of Brantford Lane; thence along the West side of Brantford Lane S 23-26 E 110 feet to an iron pin; thence with the curve of Brantford Lane and East Belvedere Road (the chord being S 10-55 W 25.3 feet) to an iron pin on the North side of East Belvedere Road; thence with the curve of East Belvedere (the chord being S 45-26 W 31 feet) to an iron pin; thence continuing with the curve of East Belvedere Road (the chord being S 59-56 W 28 feet) to an iron pin; thence continuing with East Belvedere Road S 73-19 W 34 feet to the beginning corner.

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.

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 \$25,000.00, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1292 at Page 245 and having a present principal balance of \$24,907.38. This is the same property conveyed to Grantors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 985, at Page 427.

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 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 31st day of May 19 74

SIGNED, sealed and delivered in the presence of
Charles Foster (SEAL) *Mary A. Muller* (SEAL)
Ruth Deane (SEAL) *330* (SEAL)

STATE OF SOUTH CAROLINA / 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 31st day of May 19 74
Charles Foster (SEAL) *Ruth Deane*
Notary Public for South Carolina
My commission expires: 9/29/81

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 (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 grantor(s) and the grantor(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 31st day of May 19 74
Charles Foster (SEAL) *Mary A. Muller*
Notary Public for South Carolina
My commission expires: 9/29/81
RECORDED this day of May 19 74 MAY 31 1974 30634

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