

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

GREENVILLE COUNTY

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that I, Walter Simister, IV

in consideration of One and No/100 (\$1.00) Dollars Love and Affection, and assumption of mortgage 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 Cynthia A. Simister, her heirs and assigns,

All my undivided one-half (1/2) interest in and to:

All that piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, on the northern side of Hillcrest Drive, being known and designated as Lot No. 2, Block D, Highland Terrace, as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book "D", at Page 238 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Hillcrest Drive at the joint front corner of Lots 1 and 2, and running thence with the line of Lot 1 N. 22-57 E. 190 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence S. 67-03 E. 70 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence with the line of Lot 3 S. 22-57 W. 190 feet to an iron pin on the northern side of Hillcrest Drive; at the joint front corner of Lots 2 and 3; thence with the northern side of Hillcrest Drive N. 67-03 W. 70 feet to the point of beginning.

519-187-1-4

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

This is the same property conveyed to the grantor and grantee by deed of William H. Johnston and Sandra S. Johnston recorded in the RMC Office for Greenville County in Deed Book 957, at Page 532.

As a part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of Fidelity Federal Savings & Loan Association, in the principal amount of \$16,150.00, recorded in the RMC Office for Greenville County in Mortgage Book 1245, at Page 663 and having a present principal balance due thereon of \$7,552.00, 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 27th day of December 1974

SIGNED, sealed and delivered in the presence of

Walter Simister, IV (SEAL)

Cynthia A. Simister (SEAL)
Lynda B. Eckard (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 27th day of December 1974

Cynthia A. Simister (SEAL)
Notary Public for South Carolina
My commission expires: 9/29/81

Lynda B. Eckard

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

GRANTEE 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(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
My commission expires:

RECORDED this DEC 30 1974 at 10:04 A.M. No. 15551

4328 RV.2