

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Mr. and Mrs. David L. Simmons
117 Avon Drive
Taylors, South Carolina 29687

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KNOW ALL MEN BY THESE PRESENTS, that James W. Oliver and Teresa N. Oliver

in consideration of Thirty-five Thousand and No/100 (\$35,000.00) Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto David Legare Simmons and Cynthia Lewis Simmons, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being on the eastern side of Avon Drive near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 28 on plat of Avon Park Subdivision recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 71 and having, the following metes and bounds, to-wit:

- 276 - 733 - 3 - 33

BEGINNING at an iron pin on the eastern side of Avon Drive at the joint front corner of Lots 28 and 29 and running thence with the line of Lot 29, S. 84-18 E., 175 feet to an iron pin; thence N. 5-42 E., 90 feet to an iron pin at the joint rear corner of Lots 27 and 28; thence with the line of Lot 27, N. 84-18 W., 175 feet to an iron pin on Avon Drive; thence with Avon Drive S. 5-42 W., 90 feet to an iron pin, point of beginning.

This is the same property conveyed to the Grantors herein by deed of Gareth D. Scott recorded in the R.M.C. Office for Greenville County on August 21, 1972 in Deed Book 952 at Page 391.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

The Grantees assure and agree to pay Greenville County property taxes for the year 1977 and all subsequent tax years.



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, and the grantees' heirs or successors and assigns, forever. And the grantor or grantors 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 assigns against the grantor(s) and the grantor's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 3rd day of February 1977

SIGNED, sealed and delivered in the presence of

James C. Blahely, Jr. (SEAL)
Nancy J. Haad (SEAL)

STATE OF SOUTH CAROLINA PROBATE
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 3rd day of February 1977.
James C. Blahely, Jr. (SEAL)
Nancy J. Haad (SEAL)
Notary Public for South Carolina
My commission expires 11/9/81.

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
COUNTY OF GREENVILLE
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife/wives of the above named grantor or grantors, did this day appear before me, and each, upon being privately and separately examined by me, do declare that she does freely, voluntarily and without any compulsion, threat or fear of any person, whomsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor'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 3rd day of February 1977.
James C. Blahely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires 11/9/81.
RECORDED FEB 3 1977 12:22 P.M.

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