

127-812-1000, apt. 3
Greenville, S.C.

TITLE TO REAL ESTATE - Offices of Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1051

KNOW ALL MEN BY THESE PRESENTS, that **WILLIAM GLYDE BATES, HENRY EARLE BATES AND BETTY LOU BATES ROSS**

For Tax Certificate No. 1524
Book 39 Page 1524

in consideration of **ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION**

XXXXXX Dollars

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

SAMUEL C. SIMMONS AND VICKIE M. SIMMONS, THEIR HEIRS AND ASSIGNS:

All our undivided right, title and interest in and to the following described property:

ALL that piece, parcel or tract of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as property of Samuel C. Simmons and Vickie E. Mitchell, near Marietta, South Carolina, on plat prepared by W. R. Williams, Jr., Engr./Surveyor, dated November 24, 1976, containing 7.95 acres, more or less, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Margaret Avenue, which iron pin is approximately 294.8 feet south of the intersection of Brooks Drive and Margaret Avenue at the joint corner of property of Roper and Bates, and running thence along line of property of Roper and Bates N. 72-02 E. 593.5 feet to an iron pin at the corner of property of Wilson; running thence along the line of property of Wilson S. 68-05 E. 150 feet to an iron pin at the corner of property of Ledford; running thence along the line of property of Ledford S. 67-50 E. 210.2 feet to an iron pin located on the west side of S. C. Highway 414; running thence along the west side of S. C. Highway 414 S. 12-42 W. 134 feet to an iron pin; thence along the west side of said Highway S. 14-21 W. 247 feet to an iron pin in the line of property of Roper and Bates; continuing thence along the line of property of Roper and Bates, S. 89-26 W. 646.4 feet to an iron pin located on the east side of Margaret Avenue; running thence along the east side of Margaret Avenue, the chord of which is as follows: N. 9-19 W. 68.9 feet; N. 44-49 W. 67.6 feet; N. 52-05 W. 100.5 feet; N. 31-50 W. 70.8 feet; N. 8-52 E. 91.8 feet to the beginning corner.

(Continued on rear of deed)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or pertaining, 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 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 13 day of December, 1976.

SIGNED, sealed and delivered in the presence of:

William Glyde Bates (SEAL)
Henry E. Bates (SEAL)
Betty Lou Bates Ross (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 13 day of December, 1976

George E. Mitchell (SEAL)
Notary Public for South Carolina
My commission expires: March, 1981

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 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

13 day of December, 1976
Nancy Roper (SEAL)
Notary Public for South Carolina
My commission expires: March, 1981

Isabell M. Bates
Mary B. Bates

RECORDED this 13 day of December, 1976 at Greenville, S. C.

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