

Case 7, P. 217 - Valley, South Carolina  
Memorial Drive Extension

STATE OF SOUTH CAROLINA

MAY 16 10 12 AM '77

VOL 1056 PAGE 601

COUNTY OF GREENVILLE

NONNE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that MONICA M. McCULLEN SIMMONS and LLOYD J. SIMMONS

in consideration of Two Thousand Five Hundred and no/100ths (\$2,500.00) --- Dollars  
and assumption of mortgage indebtedness as set forth 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  
CARLTON RUSSELL and JANE DeYOUNG RUSSELL, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the northeastern side of Memorial Drive Extension and southeastern side of Valley Creek Drive, near Greer, in Oneal Township, Greenville County, South Carolina, being shown and designated as property of W. DENNIS SMITH on a plat thereof prepared by John A. Simmons, R.L.S., dated August 18, 1967, recorded in the RMC Office for Greenville County, S. C., in Plat Book GGG, page 587, reference to which is hereby craved for the metes and bounds thereof.

The above property is the conveyed to the grantors by deed of Joseph B. Dill and Judith Y. Dill, recorded November 8, 1974, in Deed Book 1010, page 5, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property. — 286 — 537.3 — 3-13

As a part of the consideration for this deed, the Grantees agree and assume to pay in full the indebtedness due on a note and mortgage given to Aiken-Speir, Inc., recorded November 8, 1974, in Mortgage Book 1327, page 209, in the original sum of \$15,500.00, which has a present balance due in the sum of \$15,242.06.

The Grantee agrees to pay Greenville County property taxes for the tax year 1977 and subsequent years.

As a further part of the consideration for this deed, the Grantors hereby transfer, setover and assign unto the Grantees all their right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the above mortgage loan.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) 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(s) hand(s) and seal(s) this 14th day of

May 19 77

Signed, sealed and delivered in the presence of:

Constance H. McBride

Monica M. McCullen Simmons (SEAL)  
MONICA M. McCULLEN SIMMONS

J. E. Motuaga

Lloyd J. Simmons (SEAL)  
LLOYD J. SIMMONS

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 14th day of May 19 77

Constance H. McBride (SEAL)

Notary Public for South Carolina  
My commission expires: 5/22/83

J. E. Motuaga  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
MAY 16 1977  
28  
1977  
2.75

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(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)' 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 14th

day of May 19 77

Constance H. McBride (SEAL)

Monica M. McCullen Simmons  
Monica M. McCullen Simmons

Notary Public for South Carolina  
My commission expires: 5/22/83

RECORDED this 16 day of May 19 77 at 10:12 A. M. No. 30981

537.3-3-13

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