

TITLE TO REAL ESTATE-Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

Vol 1059 Page 996

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, WILLIE SIMMONS, HERBERT H. SIMMONS and THEODORE R. SIMMONS

in consideration of One and No/100-----(\$1.00)--- Dollars, and assumption of mortgage 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 SUSIE B. SIMMONS, her heirs and assigns, all our right, title and interest in and to the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, county of Greenville, near the city of Greenville, being known and designated as Lot No. 144 of a subdivision known as Pine Hill Village as shown on plat prepared by R. K. Campbell, R.L.S., November 30, 1960, and recorded in the RMC Office for Greenville County in Plat Book QQ, page 168, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Flower Drive, joint front corner of Lots 143 and 144 and running thence along the joint line of said lots, N. 79-11 W. 77.2 feet to an iron pin at the joint rear corner of Lots 161 and 162; thence along the line of lot 161, S. 17-28 W. 110.7 feet to an iron pin at the rear corner of Lot 145; thence along the line of that lot, S. 79-11 E. 90 feet to an iron pin on the western side of Flower Drive; thence along the western side of Flower Drive, N. 10-49 E. 110 feet to the beginning corner.

This is the same property conveyed to grantors and grantee by deed of Charles A. Mundy, dated September 21, 1967 and recorded September 22, 1967 in the RMC Office for Greenville, S. C. in deed vol. 829 at page 198. and is conveyed subject to restrictions recorded in deed vol. 665 at page 465 and deed vol. 703 at page 351 and subject to utilities and drainage easements which appear of record.

As part of the consideration, the grantee agrees to assume that certain mortgage given to C. Douglas Wilson & Co. dated October 16, 1967, recorded in mortgage vol. 1070 at page 131 in the original amount of \$13,500.00 on which there is a present balance due of approximately \$11,800.00.

ADDRESS: Susie B. Simmons 103 Woodbine Street, Brooklyn, New York 11221

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 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 18 day of MAY, 19 77. SIGNED, sealed and delivered in the presence of: Willie Simmons (SEAL), David H. Wilkins (SEAL), Theodore R. Simmons (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 18 day of MAY 19 77. David H. Wilkins (SEAL) Notary Public for South Carolina My commission expires 1/1/82

STATE OF SOUTH CAROLINA } GRANTEE IS WIFE OF GRANTOR WILLIE SIMMONS.
COUNTY OF GREENVILLE } GRANTORS, HERBERT H. SIMMONS & THEODORE R. SIMMONS
NOT MARRIED.

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 day of 19 NO DOWER NECESSARY. Notary Public for South Carolina. My commission expires

RECORDED this day of JUL 6 1977 10 at 3:50 P. M. No. 5229

Vertical stamp on the right margin with numbers 1059 and 996.

Vertical stamp on the right margin with the number 4328 RV-21.