

✓ STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAILING ADDRESS: 131 Oak Park Drive  
Parkwood Subdivision  
Mauldin, S. C.

Vol 1073 Page 371

KNOW ALL MEN BY THESE PRESENTS, that RICHARD PHILLIPE SIMARD AND PHYLLIS P. SIMARD

In consideration of FOUR THOUSAND SEVEN HUNDRED SIXTY-EIGHT AND 15/100-----Dollars,  
AND ASSUMPTION OF THE WITHIN BELOW DESCRIBED MORTGAGE,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto

NORMAN D. BAILEY AND NORMAN J. BAILEY, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land in the County of Greenville,  
State of South Carolina, and in the City of Mauldin, situate, lying and  
being on the northeasterly side of Oak Park Drive, and being a portion of  
Lots 39 and 40 of Parkwood Subdivision, a plat of which is recorded in the  
RMC Office for Greenville County in Plat Book "4-R" at Page 42, and being  
shown on a more recent plat entitled "Revised Plat of Lots 39 and 40,  
Parkwood" prepared by C. O. Riddle, RLS, May 14, 1974, and recorded in the  
RMC Office for Greenville County in Plat Book "5-1" at Page 7, and having  
according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Oak Park Drive at  
the original front corner of Lots 40 and 41, and running thence N. 60-05  
E. 160 feet to an iron pin; running thence S. 75-03 E. 40 feet to an iron  
pin; running thence S. 30-02 W. 155 feet to an iron pin on the northeasterly  
side of Oak Park Drive; thence with the northeasterly side of said Drive  
N. 64-45 W. 60 feet to an iron pin; thence continuing with the northeasterly  
side of said Drive, N. 49-19 W. 60 feet to the point of beginning.

The within conveyance is subject to restrictions, utility easements, rights-  
of-way, zoning regulations, and other matters as may appear of record, on  
the recorded plats, or on the premises.

As a part of the consideration herein, the Grantee agree to assume that  
certain mortgage to South Carolina National Bank recorded in Mortgage  
Book 1353, Page 614, in the original amount of \$28,300.00 with a present  
balance of \$27,731.85.

735-113.2-1-46

Derivation: Deed Book 1027, Page 371 - Courtney P. Holland - 11/14/75

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-  
taining; 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 law-  
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 8th day of February 1978

SIGNED, sealed and delivered in the presence of:

*[Handwritten signatures]*

*[Signature]* (SEAL)  
RICHARD PHILLIPE SIMARD

(SEAL)

*[Signature]* (SEAL)  
PHYLLIS P. SIMARD

(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 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 8th day of February 1978

*[Signature]* (SEAL)  
Notary Public for South Carolina.

My Commission Expires 1/16/83

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 re-  
linquish 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

8th day of February 1978

*[Signature]* (SEAL)  
Notary Public for South Carolina.

My Commission Expires: 1/16/83  
RECORDED this day of FEB 8 1978  
At 2:08 P.M.

*[Signature]*  
PHYLLIS P. SIMARD

GREENVILLE  
COUNTY

63254

RECORDED

1978

FEB 8

2:08 P.M.

10.00

STAMP

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