

TITLE TO REAL ESTATE prepared by McDonald, Cox & R.H.C., Attorneys at Law

STATE OF SOUTH CAROLINA } Grantees mailing address: Route 2, Box 249 D
COUNTY OF GREENVILLE } Travelers Rest, S.C. 29690

KNOWN ALL MEN BY THESE PRESENTS, that Samuel C. Simmons

in consideration of One Dollar (\$1.00), Love and Affection -----x 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

Vickie M. Simmons, her heirs and assigns, forever:

All my one-half, undivided interest in and to:

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, 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.

This being the same property conveyed to Samuel C. Simmons and Vickie M. Simmons by James A. K. Roper, as Executor under the Last Will and Testament (continued on reverse side) - 399 - 513.3 - 1 - 16.11

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(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 23 day of June 19 78

SIGNED, sealed and delivered in the presence of:

Signatures of Elizabeth Johnson and Samuel C. Simmons (SEAL) with three blank lines for additional witnesses (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23 day of June 19 78

Notary Public for South Carolina My commission expires: 11-4-80. Signature of Elizabeth L. Johnson (SEAL).

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE } NOT NECESSARY - GRANTEE WIFE OF GRANTOR

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, 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 19 day of June 19 78. Notary Public for South Carolina. My commission expires: (SEAL)

RECORDED this 19 day of June 19 78, at Greenville, S.C. No. 4329 RV-2