

Grantee's Add: P. O. Box 1573  
Greenville, South Carolina 29602

FILED  
GREENVILLE CO. S. C.

APR 20 12 52 PM '79

VOL 1150 PAGE 942

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that we, Wilbur Bernard Simmons, Jr. and Carolyn Landrum Simmons,

in consideration of Thirty-Five Thousand Five Hundred Seven and 98/100-----Dollars, plus assumption of mortgage indebtedness set out hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Grace D. Simmons, her heirs and assigns forever;

ALL that certain piece, parcel or lot of land, lying and being on the south-westerly side of Cleveland Street, in the City of Greenville, State of South Carolina, being known and designated as Lot No. 6 on Plat of the subdivision of property of Ruth H. Lynch, prepared by Piedmont Engineering Service, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book XX, at Page 71, and having according to said plat the following metes and bounds, to-wit:

BEGINNING on the southwesterly side of Cleveland Street at the joint front corner of Lots 5 and 6; thence S 43-48 W, 175 feet along the joint line of said lots to the rear corner of said lots: thence S 46-12 E, 113 feet to the joint rear corner of Lots 6 and 7; thence N 43-46 E, 180 feet to Cleveland Street; thence along Cleveland Street N 48-43 W, 113 feet to the point of beginning.

There is a 40 foot building setback line across the front of this lot.

The Grantee assumes and agrees to pay that certain mortgage unto First Federal Savings & Loan Association recorded in the Register of Mesne Conveyance Office for Greenville County in Mortgage Book 1228, at Page 426, the present balance of said mortgage is \$34,492.02. (26) - 500 - 97 - 1 - 8

THIS is the same property conveyed to the Grantors by Lawrence Reid by deed recorded in the RMC Office for Greenville County in Deeds Book 956, Page 237 on September 26, 1972.

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective

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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 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 20th day of April, 19 79

SIGNED, sealed and delivered in the presence of:

Eugene Perry Edwards  
Eugene Perry Edwards  
Mary Hammond Nettles  
Mary Hammond Nettles

Wilbur Bernard Simmons (SEAL)  
WILBUR BERNARD SIMMONS, JR. (SEAL)  
Carolyn Landrum Simmons (SEAL)  
CAROLYN LANDRUM SIMMONS (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 20th day of April, 19 79.

Eugene Perry Edwards (SEAL)  
Notary Public for South Carolina  
Eugene Perry Edwards  
My commission expires 8/16/84.

Mary Hammond Nettles  
Mary Hammond Nettles

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 20th day of April, 19 79.

Eugene Perry Edwards (SEAL)  
Notary Public for South Carolina  
Eugene Perry Edwards  
My commission expires 8/16/84.

Carolyn Landrum Simmons  
CAROLYN LANDRUM SIMMONS

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

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