

GRANTEE'S ADDRESS: 109 Brooks Avenue, Greenville, SC 29609

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that THOMAS E. LEAPARD AND MARGARET RUTH LEAPARD

in consideration of Twenty Thousand and no/100 (\$20,000.00)-----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 WILLIAM EVRETT SIMONDS and IRENE J. SIMONDS, their heirs and assigns, forever,

ALL that certain piece parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 61 of Union Bleachery, as shown on a plat entitled "Property of William Evrett Simonds and Irene J. Simonds" recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10H at Page 5, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Brooks Avenue, 67.8 feet, more or less, from the intersection of Brooks Avenue and Bud Street, and running thence with Brooks Avenue S. 38-26 E. 60.0 feet to an iron pin; thence S. 51-41 W. 191.3 feet to an iron pin in the middle of a 20' alley; thence with the middle of said alley N. 38-22 W. 59.9 feet to an iron pin in the middle of said alley; thence N. 51-40 E. 151.5 feet to an iron pin, the point of BEGINNING.

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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 23rd day of January, 1984

SIGNED, sealed and delivered in the presence of:

Thomas E. Leopard (SEAL)
Margaret Ruth Leopard (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 23rd day of January, 1984

M. Leonard Leopard (SEAL) Judy Wells

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 23rd day of January, 1984

M. Leonard Leopard (SEAL) Margaret Ruth Leopard

RECORDED this ___ day of ___ 19___, at ___ M., No. ___

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