

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

VOL 1224 p. 605

KNOW ALL MEN BY THESE PRESENTS, that WE, MELVIN L. JARRARD AND CLARA F. JARRARD,

in consideration of FIVE & NO/100 DOLLARS WITH LOVE AND AFFECTION TO OUR DAUGHTER AND SON-IN-LAW the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JAMES E. SIMMONS AND BETTY J. SIMMONS, THEIR HEIRS AND ASSIGNS, FOREVER,

All that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina on the southwestern side of Geer Hwy. (U.S. Hwy. 276 and SC Hwy. 11) designated as Lot No. 11 per plat made by W. R. Williams, Jr., October 14, 1984, for M. L. Jarrard and Clara F. Jarrard, recorded in Plat Book 108, page 62, having the following metes and bounds, to-wit:

Beginning at an iron pin on the right-of-way of Geer Hwy. (US Hwy. 276 and SC Hwy. 11) 1079 ft. N.W. of Echo Lane, running thence with line of Grantee S. 14 - 00 W. 350 ft. to iron pin passing over set back pin in line; thence N. 70 - 46 W. 100 ft. to iron pin; thence N. 14 - 00 E. 350 ft. to iron pin in said road right-of-way passing over iron pin designating set back line; thence with right-of-way of said road, S. 70 - 46 E. 100 ft. to the beginning corner. The market value of this property is \$5,000.

The front 150 ft. from highway right-of-way to the set back line is for parking lot only to be used with any business transacted on this lot, but shall be under control of property owner at all times. No buildings or any business is to be carried on in this area. No old cars or junk of any kind is to be left in this area. No commercial signs are to be rented out. Only signs to advertise owner's business may be used. These signs are not to block the view of other property.

This property is subject to all existing easements and right-of-ways.

DEV. CLAUSE: Echo Valley Park, Inc. to Melvin L. Jarrard and Clara F. Jarrard March 20, 1973, Book 970 of Deeds, page 377.

*PLAT (5) - 399-524.2 - 1-5.7 (0.8 AC)
OUT of 524.2 - 5.5*

together with all and singular the rights, tenements, hereditaments and appurtenances to and 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 grantee(s) does hereby bind the grantor, 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)'s heirs or successors and against every person whatsoever lawfully claiming or to claim the same against them.

WITNESS the grantor's hand(s) and seal(s) this 22nd day of October 1984
SIGNED, sealed and delivered in the presence of
Susan P. Jenson (SEAL)
Jac A. Phillips (SEAL)
Melvin L. Jarrard (SEAL)
Clara F. Jarrard (SEAL)

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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 22 day of October 1984
Jac A. Phillips (SEAL) *Susan P. Jenson*
Notary Public for South Carolina
My commission expires 3-27-90

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STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (s) 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 whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor(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 _____ day of _____ 19____ (SEAL)
Notary Public for South Carolina
My commission expires _____

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RECORDED this day of OCT 22 1984 1:14 P.M. S.S. 10104

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