

STATE OF SOUTH CAROLINA

VOL 1227 PAGE 694

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S.C.

KNOW ALL MEN BY THESE PRESENTS, that RICHARD P. WAGNER

DONNIE S. TANKERSLEY R.M.C.

in consideration of ONE AND NO/100 (\$1.00) Dollar and assumption of mortgage indebtedness received 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 GEORGE SIMMONS and DONNA LEE SIMMONS, their heirs and assigns, forever;

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, at Piedmont, shown as a portion of Lot No. 4 and a portion of Lot No. 5 on plat of Shady Acres recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 000, at Page 76, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern intersection of Gin Avenue and Timm Avenue and running thence along the eastern side of Timm Avenue, N. 4-19 E. 85 feet to an iron pin at the corner of Lot No. 5; thence with said avenue N. 35-39 W. 78.1 feet to an iron pin; thence N. 85-12 E. 102.7 feet to an iron pin at the rear corner of Lots 4 and 5; thence S. 38-16 W. 10 feet to an iron pin; thence S. 30-44 E. 96 feet to an iron pin on the northern side of Gin Avenue; thence along the northern side of Gin Avenue, S. 57-43 W. 125 feet to the point of beginning.

This is the identical property conveyed to the Grantor herein by deed of George Simmons and Donna Lee Simmons, dated October 31, 1980 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1136, at Page 698 on November 4, 1980.

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This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

The grantees herein assume and agree to pay the balance due on that certain mortgage given by George Simmons and Donna Lee Simmons (SEE REVERSE SIDE HEREOF) 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 assigns against the grantor(s) and the grantor'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 29th day of November 1984

SIGNED, sealed and delivered in the presence of

[Signature] (SEAL) RICHARD P. WAGNER

[Signature]

(SEAL) (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 29th day of November 1984

[Signature] (SEAL) Notary Public for South Carolina My commission expires: 7/30/90

[Signature]

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

N/A

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 and 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:

RECORDED this day of 19 at M. No. 3 N030 84 199 4.0001

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