

Dec 27 9 42 AM '73

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

DONNIE S. TANKERSLEY
R.M.C.

VCL 991 PAGE 205

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that Ralph W. Simmons and Irene G. Simmons

in consideration of Eight Thousand Six Hundred Twenty Four and No/100-----(\$8,624.00)llars.

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Threatt-Maxwell Enterprises, Inc., its successors and assigns forever:

ALL that piece, parcel or tract of land in Greenville County, State of South Carolina, being shown and designated as a tract containing 5.39 acres according to a plat entitled "Survey for Threatt Maxwell Enterprises," made by Piedmont Engineers-Architects & Planners, November 26, 1973 and recorded in the RMC Office for Greenville County in Plat Book 57 at Page 1. According to said plat, the property is, more fully described as follows.

BEGINNING at an iron pin at Southeastern corner of said tract and other property being conveyed to Threatt-Maxwell Enterprises, Inc. and property owned by Garrisons; and running thence with the Garrison line N. 87-20 W. 421.76 ft. to an iron pin; thence N. 48-24 W. 175.7 ft. to an iron pin at Simmons line; thence N. 69-25 E. 370.62 ft. to an iron pin; thence N. 16-33 E. 231.05 ft. to an iron pin; thence N. 18-27 W. 107.8 ft. to an iron pin; thence N. 0-42 W. 238.7 ft. to an iron pin at corner of property being conveyed to Threatt-Maxwell Enterprises, Inc.; thence with line of said property N. 62-49 E. 248.8 ft. to an iron pin; thence S. 2-42 W. 943.5 ft. to an iron pin, the point of beginning.

207-^{Pl. 5511-1-9}₅₅₁₁₋₁₋₇₂

The property conveyed herewith is conveyed subject to all easements, rights-of-way and restrictions of record. (over)

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)' heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs, successors and assigns against the grantor(s) and the grantor(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 21st day of December 19 73

SIGNED, sealed and delivered in the presence of:

Ralph W. Simmons
Irene G. Simmons

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
5 DOLLARS 5 DOLLARS 5 DOLLARS 5 DOLLARS
Greenville County
SHEETS 992
Act. No. 340 Sec. 1

STATE OF SOUTH CAROLINA }
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 21st day of December 1973.

Heaton J. Locke (SEAL)
Notary Public for South Carolina 8-4-79
My commission expires:

Irene G. Simmons

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)' 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 21st day of December 19 73.
Heaton J. Locke (SEAL)
Notary Public for South Carolina.
My commission expires: 8-4-79

Irene G. Simmons

(CONTINUED ON NEXT PAGE)

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

0.295

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