TITLE TO REAL ESTATE Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenville, S C. 5 1130m 123 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE KNOW ALL MEN BY THESE PRESENTS, that Carmen L. Brown in consideration of One (\$1.00)----and other valuable consideration, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto Charlie W. Simmons and Gladys M. 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, and being known and designated as Lot No. 94, Sunny Slopes Subdivision, Section One, and according to plat prepared of said subdivision by C. O. Riddle, Surveyor, February 8, 1971, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R at Page 3, having the following courses and -8-367-506,8-1-94 distances, to-wit: BEGINNING at a point on the edge of Fernleaf Drive, joint front corner of Lots 94 and 95 and running thence with the common line of said lots, S 55-47 W 150 feet to a point; thence, S 34-13 E 80 feet to a point; thence, N 55-47 E 150 feet to a point on the edge of Fernleaf Drive; thence running with said street, N 34-13 W 80 feet to a point, the point of beginning. The within property is conveyed subject to all easements, rights of way, restrictive covenants and zoning ordinances, recorded or unrecorded. This is the same property conveyed to grantor herein by deed of James F. Brewer, Jr. and Shirley J. Brewer recorded August 25, 1980 in Deed Book 1131 at Page 844. As part of the consideration herein, Grantees assume and agree to pay that certain mortgage indebtedness of Carmen L. Brown to Collateral Investment Company, mortgage recorded in the RMC Office for Greenville County, S. C. on September 6, 1977, in Mortgage Book 1409 at Page 170, having an approximate balance of \$24,564.79. GRANTEES' ADDRESS: Route 3, Fernleaf Drive Travelers Rest, S. C. 29690 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 15th day of December SIGNED, sealed and delivered in the presence of: (SEAL) (SEAL) STATE OF SOUTH CAROLINA PROBATE COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named granfor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWON to before me this 15th day of 19 80 December Notation or South Carolina. STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER NOT NECESSARY COUNTY OF GREENVILLE GRANTOR FEMALE 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 relicquish upto the granter's and the granter's hairs. the SOUTH CARREST

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