

Prepared by the offices of CARTER, PHILPOT & JOHNSON-Attorneys at Law-120 P. O. Box 1000, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, M. L. Lanford, Jr. and Mary M. Lanford

in consideration of Twelve thousand and no/100 (\$12,000.00)----- 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

Alender O. Simmons and Sally P. Simmons, their heirs and assigns, forever:

ALL those two (2) certain pieces, parcels or lots of land, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, on the northwestern side of Potomac Avenue (formerly Hassie Street) being known and designated as Lot 16 and Lot 17 of Augusta Terrace as shown on a plat thereof prepared by Dalton & Neves dated March, 1930, recorded in the R. M. C. Office for Greenville County in Plat Book G at page 265, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Potomac Avenue (formerly Hassie Street) at the joint front corner of Lots 17 and 18, and running thence with the line of Lot 18, N. 29-18 W., 217.3 feet to an iron pin at the joint rear corner of Lots 17, 18, 60 and 61; thence with the rear line of Lots 61 and 62, N. 60-42 E., 50 feet to an iron pin at the joint rear corner of Lots 15, 16, 62 and 63; thence with the line of Lot 15, S. 29-18 E., 220.3 feet to an iron pin at the joint front corner of Lots 16 and 15 on the northwestern side of Potomac Avenue (formerly Hassie Street); thence with the northwestern side of Potomac Avenue (formerly Hassie Street), S. 64-06 W., 50.1 feet to the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

Grantors agree to pay 1975 property taxes.

The above described property is a portion of the property conveyed to the Grantors herein by deed recorded in Deed Book 983 at page 336.

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Greenville County
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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 3rd day of December 19 75

SIGNED, sealed and delivered in the presence of:

R. Kinard Johnson, Jr.
Kathy E. Hughes

M. L. Lanford, Jr. (SEAL)
Mary M. Lanford (SEAL)
Mary M. Lanford (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of December 19 75

R. Kinard Johnson, Jr. (SEAL)
Notary Public for South Carolina.
My commission expires: 8-14-79

Kathy E. Hughes

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

3rd day of December 19 75
Mary M. Lanford (SEAL)
Notary Public for South Carolina.
My commission expires: 2-22-82

Mary M. Lanford
Mary M. Lanford

RECORDED this _____ day of _____ 19 _____ at _____

(CONTINUED ON NEXT PAGE)

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