

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE Know All Men by These Presents:

That Charles S. Martin & Clarence B. Martin hereafter referred to as Grantors in consideration of the sum of Two Thousand Nine Hundred Eighty Five and 51/100 (\$2,985.51) DOLLARS, paid to Grantors by W. B. Simmons hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee W. B. Simmons, his heirs and assigns

ALL that piece, parcel or tract of land situate and being in the County of Greenville, State of South Carolina and being shown on a plat labeled Survey for W. B. Simmons, dated 3 September 1969, and recorded in Plat Book 4D at page 49, and having according to the said survey the following metes and bounds to-wit:

BEGINNING at a point near the center of the now closed East Fortner Avenue and running thence S. 52-54 E. 25 feet to a point near the center of abandoned East Fortner Avenue; thence turning and running with line of the property of the grantee S. 37-33 W. 219.11 feet to the joint rear corner of property now or formerly of grantors, grantee and Browning; thence turning and running with Browning line N. 52-27 W. 25 feet; thence turning and running with line of property retained by grantors N. 37-33 E. 219.11 feet to the point of beginning.

It being the intent of the grantors to convey all their right, title and interest in and to the area of abandoned East Fortner Avenue adjacent to and adjoining this 25 foot-wide strip which fronts on the former East Fortner Avenue.

This being a portion of the property conveyed to the grantee by deed of John William Fortner, dated May 28, 1968 and recorded in the RMC Office for Greenville County in Deed Book 845 at page 81 and being a portion of the property in East Fortner Avenue deeded to the grantors by deeds of Dorothy Garrett, dated 1969 and recorded in the RMC Office for Greenville County in Deed Book 880 at page 156 and deeded by Greenville County to the grantors herein by deed, dated recorded in Deed Book 880 at page 153.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining; TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor do hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 11th day of January, 1970.

Signed, Sealed and Delivered in the Presence of: Kenneth L. Godwin, Margie Bess, Charles S. Martin (Seal), Clarence B. Martin (Seal). Grantors

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 11th day of January, 1970. Kenneth L. Godwin (Seal) Notary Public for South Carolina

My Commission expires January 1, 1971.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Jean Ann Martin, wife of the within named Grantor, did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 9th day of January, 1970. Jean Ann Martin (Seal) Notary Public for South Carolina

My Commission expires January 1, 1971.

Recorded this day of 19 at M., No.

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