

FILED
GREENVILLE CO. S. C.

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DUNNIE STANKERSLEY
A.M.C.

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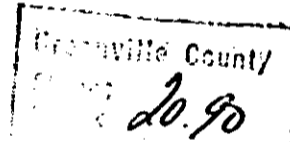
KNOW ALL MEN BY THESE PRESENTS, that JAMES BRYAN HART, JR. and SHIRLEY ANN HART,
in consideration of Nineteen Thousand and no/100ths (\$19,000.00)----- Dollars
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto TED A. SIMMONS and PATTY A. SIMMONS, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the eastern side of Holland Street, near the Town of Simpsonville, in Greenville County, South Carolina, being shown and designated as Lot No. 19 on a plat of the D. N. MAYFIELD ESTATE, known as MAYFIELD DEVELOPMENT, made by J. Q. Bruce, Surveyor, dated November 4th, 1952, recorded in the RMC Office for Greenville County, S. C., in Plat Book CC, page 199, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantors herein by deed of William H. Chapman, et al, recorded in Deed Book 984, page 156, in the RMC Office for Greenville County, S. C., and is hereby conveyed subject to rights of way, easements, restrictive covenants, setback lines, conditions and public roads on plats and other instruments of public record and actually existing on the ground affecting said property.

-130-5601-8-23

The Grantees agree to pay Greenville County property taxes for the tax year 1974 and subsequent years.



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 4th day of May 1974.
Signed, sealed and delivered in the presence of:
Constance G. Mc Bride (SEAL) James Bryan Hart Jr. (SEAL)
John M. Dillard (SEAL) Shirley Ann Hart (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 4th day of May 1974.
Constance G. Mc Bride (SEAL) John M. Dillard
Notary Public for South Carolina
My commission expires: 5/22/83

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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
4th day of May 1974.
Constance G. Mc Bride (SEAL) Shirley Ann Hart
Notary Public for South Carolina
My commission expires: 5/22/83
RECORDED this 6 day of MAY 1974 at M. No. 27893

0346

4328-RV-2