

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



ville, S. C.

Know All Men by These Presents:

That CLAUDE M. BREEDEN in consideration of the sum of TWO THOUSAND, THREE HUNDRED SIXTY FIVE AND 07/100 (\$2,365.87) --- DOLLARS, (and assumption of mortgage described below) to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said JAMES H. SIMKINS AND ELIZABETH N. SIMKINS, their heirs and assigns;

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the West side of Summit Drive in the City of Greenville, being known and designated as Lot No. 7 on a plat of property of C. Douglas Wilson, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "AA", Page 97, said plat being a revision of a plat of the property of Lois M. Wilson, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "T", Page 120, and having, according to the former plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Summit Drive, joint front corner of Lots Nos. 7 and 8, and running thence N. 89-30 W. 152.3 feet to an iron pin, joint rear corner of Lots Nos. 7 and 8; thence S. 1-26 W. 78.2 feet to an iron pin, joint rear corner of Lots Nos. 6 and 7; thence S. 89-30 E. 152.9 feet to an iron pin on the West side of Summit Drive; thence along the West side of Summit Drive, N. 1-26 E. 78.2 feet to an iron pin, the point of beginning, being the same property conveyed by deed of Charles E. Robinson, Jr. and R. M. Gaffney, dated April 28, 1952, and recorded in the R.M.C. Office for Greenville County in Book 455, Page 343, and the same property conveyed by deed of L. H. Kirk and Annie P. Kirk, recorded in Deeds Volume 502, page 470.

As a part of the consideration hereof, the grantees agreed to assume and pay, according to its terms, that certain note and mortgage given to C. Douglas Wilson & Co., on which there is a balance due of \$11,634.93; said mortgage is recorded in Mortgages Volume 600, page 219.

The grantees herein are to pay the 1957 taxes on the above-described property.

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(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 9th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-Seven.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Anne M. White and Edward Ryan Hamer.

Handwritten signature of Claude M. Breedon with four lines for seals.

State of South Carolina, Greenville County

Personally appeared before me Edward Ryan Hamer

and made oath that he saw the within named grantor(s) Claude M. Breedon sign, seal and as his act and deed deliver the within written deed, and that he, with William B. Traxler witnessed the execution thereof.

Sworn to before me this 9th day of April, A. D. 19 57. Notary Public for South Carolina

Handwritten signature of Edward Ryan Hamer.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Louise W. Breedon, wife of the within named Claude M. Breedon, 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 James H. Simkins and Elizabeth N. Simkins, their Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 9th day of April, A. D. 19 57. Notary Public for South Carolina

Handwritten signature of Louise W. Breedon.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 10th day of April 19 57, at 5:12 P. M., No. 8624

182-2-91