

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That GRACE A. SIMMONS in the State aforesaid, in consideration of the sum of Two Thousand Eight Hundred Fifty and no/100----- DOLLARS,

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 FRANK P. HAMMOND, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land in Butler township, Greenville County, State of South Carolina near the city of Greenville and being known and designated as lot no. 87 of a subdivision known as McSwain Gardens, plat of which is recorded in the RMC Office for Greenville County, S. C. in plat book "GG" at page 75 and having according to said plat the following metes and bounds to-wit:

BEGINNING at a point on the northern side of McSwain Drive at joint front corner of lots 86 & 87 and runs thence N 27-50 W, approximately 196 feet to a point in branch; thence with said branch as a line approximately N 73-50 E, approximately 91.9 feet to a point in said branch; thence S 27-50 E approximately 177.8 feet to a concrete monument on the north side of McSwain Drive; thence along the north side of McSwain Drive, S 62-10 W, 90 feet to the point of beginning.

This property is conveyed subject to the restrictive covenants applicable to McSwain Gardens recorded in deed book 507, page 343 and to a drainage easement as shown on the recorded plat referred to above.

This is the same property conveyed to me by deed of William R. Timmons, Jr. August 13, 1959 and recorded in deed book 632 at page 256 RMC Office for Greenville, County, S. C.

Grantee to pay 1962 taxes.

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 his 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 28th day of August in the year of our Lord One Thousand Nine Hundred and Sixty Two

Signed, Sealed and Delivered in the Presence of

Witness signatures: Ruth B. Jackson, F. R. Hughes, Grace A. Simmons (Seal), and four blank lines for seals.

State of South Carolina, Greenville County

Personally appeared before me F. R. Hughes

and made oath that he saw the within named grantor(s) Grace A. Simmons sign, seal and as her act and deed deliver the within written deed, and that he, with Ruth B. Jackson witnessed the execution thereof.

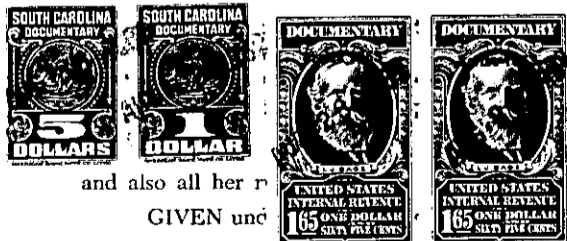
Sworn to before me this 28th day of August, A. D. 1962. Ruth B. Jackson (Seal) Notary Public for South Carolina

F. R. Hughes (Signature)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER GRANTOR WOMAN

I, Notary Public, do hereby certify



privately and separately examined by me, did declare that she does freely, or fear of any person or persons whomsoever, renounce, release, and forever

Heirs and Assigns, all her interest and estate, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 28th day of August, A. D. 1962. Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 28th day of August 1962, at 12:18 P. M., No. #5701

Vertical stamp: 71-2-2711-112