

(LTC)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

12 17 1975
RECORDED

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KNOW ALL MEN BY THESE PRESENTS, that I, John M. Simmons,

in consideration of Three Hundred and No/100 (\$300.00)-----Dollars,
and assumption of mortgage,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto CECIL D. BUCHANAN, HIS HEIRS AND ASSIGNS, FOREVER:

All those pieces, parcels, or lots of land situate, lying, and being in the County of Greenville, State of South Carolina, on the northwestern corner of the intersection of E. Lee Road and Sutton Drive and being known and designated as Lots Nos. 51 and 52, Block D, on plat of Buena Vista recorded in the RMC Office for Greenville County in Plat Book "W", at Pages 11 and 29, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of E. Lee Road and Sutton Drive and running thence along the northern side of E. Lee Road S. 73-08 W. 75.6 feet to an iron pin at the joint front corner of Lots Nos. 52 and 53; thence along the joint line of said lots N. 9-43 W. 151.2 feet to an iron pin; thence N. 73-08 E. 75.6 feet to an iron pin on the western side of Sutton Drive; thence along said Drive S. 9-43 E. 151.2 feet to the point of BEGINNING.

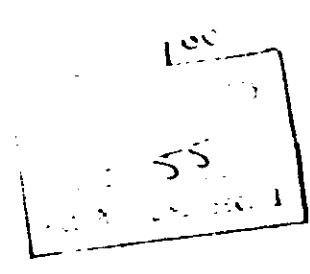
DERIVATION: Deed Book 823, at Page 32.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

As a part of the consideration the grantee assumes and agrees to pay the balance due, the same being \$12,604.77, on that certain mortgage from the grantor to Cameron-Brown Company, said mortgage being in the original amount of \$14,450.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1062, at Page 279.

The grantor sets over and assigns to the grantee the insurance policy and escrow account in connection with the loan above assumed and authorizes the appropriate agency to transfer the same to Cecil D. Buchanan.

- 3 11 - P 15 5 - 8 - 51, 52



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 7th day of November, 19 75

SIGNED, sealed and delivered in the presence of:

John M. Simmons (SEAL)

(SEAL)
(SEAL)
(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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 7th day of November 19 75.

Sarah Ann Daniel (SEAL)
Notary Public for South Carolina
My commission expires 10/20/79

STATE OF SOUTH CAROLINA
COUNTY OF

"GRANTOR-WIDOWER"
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 singular the premises within mentioned and released.

GIVEN under my hand and I seal this _____ day of _____ 19 _____ (SEAL)
Notary Public for South Carolina.

My commission expires _____
RECORDED this _____ day of NOV 10 1975 at 12:17 P. M., No. 12691

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