BOCK 699 PAGE 488 TITLE TO REAL ESTATE—Mann & Mann,

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, that

we, S. D. Sims, Jr. and H. W. Sims,

All that piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, being known and designated as the rear portion of Lot #12, Map 3 of the Hammett Estate, which plat is recorded in the R. M. C. Office for Greenville County in DeedBook "HHH", at Page 835, following bounds and metes, to-wit:

BEGINNING at a point on the southeast side of a 40 foot street leading from Hammett Street to the New Buncombe Road, which point is 143.4 feet northeast from the intersection of said 40 foot street and Hammett Street, and running thence along said 40 foot street N. 48-30 E.50 feet to a 10 foot alley; thence along the line of said alley S. 32-30 E. 60 feet; thence S. 48-30 W. 50 feet to an iron pin corner of property of Ernestine Willis; thence along line of said property, N. 32-30 W. 50 feet to an iron pin, the point of beginning.

ALSO: All that certain piece, parcel or lot of land in Greenville County, State of South Carolina as shown on a plat of property of A. D. Watts, C. E. Willis, and Ernestine Willis made by C. C. Jones, R. E., in December, 1956, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Hammett Street Extension which point is 132.4 feet from the northeast corner of the intersection of Hammett Street Extension and Hammett Street; thence N. 48-26 E. 18.2 feet along Hammett Street Extension to a point; thence S. 33-27 E. 60.6 feet to a point; thence S. 48-50 W. 12.8 feet to a point; thence N. 38-35 W. 60 feet to the beginning corner.

The first described lot was conveyed to the grantors by deed recorded in Deed Book 632, at Page 155, and the second described lot was conveyed to the grantors by deed recorded in Deed Book 632, at Page 165.

As part of the consideration for this conveyance the grantee assumes and agrees to pay the balance due on the mortgage given by the grantors to Peoples National Bank by mortgage recorded in Mortgage Book 799, at Page 156, the balance now due and owing being \$2301.79.

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 grantec(s), and the grantec'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 grantec(s) and the grantec'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 the presence of: WITNESS the grantor's(s') hand(s) and seal(s) this the presence of: (SEAL) (SEAL) (SEAL)
TENN. STATE OF SECTION SHOULTS. COUNTY OF Shelby 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 31 day of 37 Cly (SEAL) Notary Public for SpontoGardinex Tenn.
STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF She by 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 1962. (SEAL) Notary Public for South Carolina. (SEAL) RECORDED this 6th day of June 1962, at 12:20 P.M. M., No #30234