

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEC 31 3 51 PM 1963

CLERK OF COURT

KNOW ALL MEN BY THESE PRESENTS, that

FREEMAN P. TYLER

in consideration of ONE THOUSAND THREE HUNDRED NINETY SIX (\$1,396.00)----- Dollars,
AND ASSUMPTION OF BELOW DESCRIBED 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 WALTER F. SIMS AND HELEN P. SIMS, THEIR HEIRS AND ASSIGNS FOREVER;

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING ON THE NORTHERN SIDE OF ACE AVENUE, NEAR THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOT NO. SEVENTEEN (17) ON A PLAT OF AIRBASE HIGHLANDS NEAR GREENVILLE, S. C. MADE BY DALTON & NEVES, ENGINEERS, AUGUST, 1948, RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK "Z", AT PAGE 195; REFERENCE TO SAID PLAT BEING CRAVED FOR A COMPLETE AND DETAILED DESCRIPTION THEREOF.

THIS PROPERTY IS CONVEYED SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS, CONDITIONS, ZONING ORDINANCES, RIGHTS-OF-WAY AND EASEMENTS AFFECTING SAID LAND.

THIS IS THE SAME PROPERTY AS WAS CONVEYED TO THE GRANTOR HEREIN BY DEED OF DAVID G. TRAXLER RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, IN DEED BOOK 459, AT PAGE 530, ON THE 28TH DAY OF JULY, 1952.

THE GRANTEES HEREIN ASSUME AND AGREE TO PAY THAT CERTAIN MORTGAGE GIVEN BY FREEMAN P. TYLER TO GOODYEAR MORTGAGE CORPORATION IN THE ORIGINAL AMOUNT OF \$5,650.00, RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, IN REAL ESTATE MORTGAGE BOOK 536, AT PAGE 1, AND HAVING A PRINCIPAL BALANCE DUE THEREON OF \$3,569.24.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 26TH day of DECEMBER 19 63.

SIGNED, sealed and delivered in the presence of:

James M. [Signature]
Arthur L. [Signature]

Freeman P. Tyler (SEAL)
FREEMAN P. TYLER

____ (SEAL)
____ (SEAL)
____ (SEAL)

SOUTH CAROLINA
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) 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 26TH day of DECEMBER 19 63.

James M. [Signature] (SEAL)
Notary Public for South Carolina

Arthur L. [Signature]

MY COMMISSION EXPIRES AT PLEASURE OF THE GOVERNOR.

SOUTH CAROLINA
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 grantor(s) and the grantee(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 26TH day of DECEMBER 19 63.

James M. [Signature] (SEAL)
Notary Public for South Carolina

Naomi G. Tyler

MY COMMISSION EXPIRES AT PLEASURE OF THE GOVERNOR.
RECORDED this 26TH day of DECEMBER 19 63 at 3:51 P. M., No. 18601

145-400-1-53