

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

COUNTY OF GREENVILLE

DEC 21 1964
FILED IN R.M.C. OFFICE

Know All Men by These Presents:

That ----- Charlie R. Simmons and Ethel C. Simmons -----

in the State aforesaid, in consideration of the sum of One Hundred and No/100 (\$100.00) -----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 grantee(s)

JAMES F. SMITH AND VIRGINIA H. SMITH, THEIR HEIRS AND ASSIGNS FOREVER:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Bent Twig Drive and being known and designated as Lot No. 6 of Biltmore as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "Y", at Page 147, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bent Twig Drive at the joint front corner of Lots Nos. 6 and 7 and running thence along said Drive N 14-45 E, 75 feet to an iron pin; thence along the joint line of Lots Nos. 5 and 6 N 75-14 W, 150 feet to an iron pin; thence S 14-46 W, 75 feet to an iron pin; thence along the joint line of Lots Nos. 6 and 7, S 75-14 E, 150 feet to the point of BEGINNING.

The above is the same property conveyed to the grantors by deed recorded in Deed Book 740 at page 488.

The grantees assume and agree to pay the balance due on that mortgage to Cameron-Brown Company in the original amount of \$11,150.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 946 at page 507 on January 23, 1964.

The escrow account and in the insurance policy in connection with the above loan is hereby transferred to the grantees.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anyway incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, 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, 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, or Successors 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(s) and seal(s) this 19th day of December, 19 64

Signed, Sealed and Delivered in the Presence of

[Signature]
Linda J. Martin

Charlie R. Simmons (Seal)
Ethel C. Simmons (Seal)

(Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 19th day of December, A. D., 19 64

[Signature] (Seal)
Notary Public for South Carolina

Linda J. Martin

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 19th day of December, A. D., 19 64

[Signature] (Seal)
Notary Public for South Carolina

Ethel C. Simmons

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____, 19 64 at 11:56 A. M., No. 17728
Recorded this 21st day of December

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