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Horton, Drawdy, Hagins, Ward & Johnson, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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GREENVILLE CO. S.C.

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KNOW ALL MEN BY THESE PRESENTS, that George Simmons and Donna Lee Simmons

in consideration of Three Thousand Five Hundred and 00/100 (\$3,500.00) Dollars and assumption of mortgage indebtedness recited hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Richard P. Wagner, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, at Piedmont, shown as a portion of Lot No. 4 and a portion of Lot No. 5 on plat of Shady Acres recorded in the RMC Office for Greenville County in Plat B ook 000 at Page 76, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the northeastern intersection of Gin Avenue and Timm Avenue and running thence along the eastern side of Timm Avenue, N. 4-19 E. 85 feet to an iron pin at the corner of Lot No. 5; thence with said Avenue N. 35-39 W. 78.1 feet to an iron pin; thence N. 85-12 E. 102.7 feet to an iron pin at the rear corner of Lots 4 and 5; thence S. 38-16 W. 10 feet to an iron pin; thence S. 30-44 E. 96 feet to an iron pin on the northern side of Gin Avenue; thence along the northern side of Gin Avenue, S. 57-43 W. 125 feet to the point of beginning.

(20)-90-616.4-1-2B & 27

This is the same property conveyed to the grantors herein by deed of David I. Horowitz, dated November 23, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1068, at Page 998.

The grantee herein assumes and agrees to pay the balance due on that certain mortgage given by George Simmons and Donna Lee Simmons to Service Mortgage Corporation, dated November 23, 1977, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1416, at Page 732 on November 23, 1977, the principal balance due on this mortgage being \$ 17,671.90

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 assigns against the grantor(s) and the grantor'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 31st day of October 19 80

SIGNED, sealed and delivered in the presence of

Virginia B. McJure  
Notary Public for South Carolina  
My commission expires: 7/30/90

George Simmons (SEAL)

Donna Lee Simmons (SEAL)

Donna Lee Simmons (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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 31st day of October 1980

Notary Public for South Carolina  
My commission expires: 7/30/90

Virginia B. McJure

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 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 31st day of October 19 80

Notary Public for South Carolina  
My commission expires: 7/30/90

Donna Lee Simmons

RECORDED NOV 4 1980 at 1:37 P.M.

GREENVILLE COUNTY DOCUMENTARY TAX STAMP \$ 03.85

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