

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 6 11 10 AM '71
OLLIE FARNSWORTH
R. M. C.

VOL 906 PAGE 92

KNOW ALL MEN BY THESE PRESENTS, that **Lloyd A. Knight and Annie Lou N. Knight**

in consideration of **Five Hundred and no/100** 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

Robert E. Simmons and Bobbie Jean A. Simmons, their heirs and assigns forever:

All that lot of land in the State of South Carolina, County of Greenville, in the Town of Fountain Inn being known and designated as lot no. 74 on a plat entitled "A Subdivision of Woodside Mills, Fountain Inn, S. C." prepared by Piedmont Engineering Service dated October 1952 and recorded in plat book BB at page 83 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeasterly edge of Woodside Avenue and running thence N 55-53 E, 161.5 feet to an iron pin; thence S 22-44 E, 78.7 feet to an iron pin; thence S 55-36 W, 142.5 feet to an iron pin on the northeasterly edge of Woodside Avenue; thence along said Avenue, N 36-48 W, 78 feet to the point of beginning.

This is the identical property conveyed to the grantors by deed of Sidney R. Moon et al. recorded in Deed Book 870 at page 622 and is conveyed subject to restrictive covenants of record and to any easements affecting same.

The grantees herein assume and agree to pay the balance due on that certain mortgage executed by Lloyd A. Knight, et al. to C. Douglas Wilson & Co. in the amount of \$9,800.00 recorded in Mortgage Book 1129 at Page 663. The grantors do hereby transfer unto the grantees all their right, title and interest in an escrow account presently held by C. Douglas Wilson for insurance and taxes and do further transfer unto the grantees the existing insurance policy covering the subject property.



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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 7 day of January 19 71

SIGNED, sealed and delivered in the presence of:

W. Allen Reas
Barbara H. Colch

Lloyd A. Knight (SEAL)
Annie Lou N. Knight (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 7 day of January 19 71

W. Allen Reas (SEAL)
Notary Public for South Carolina.

Barbara H. Colch

My Commission Expires 11/23/80

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

7 day of January 19 71
W. Allen Reas (SEAL)
Notary Public for South Carolina. 11-23-80

Annie Lou N. Knight

RECORDED this 8th day of January 19 71 at 11:18 A.M., No. #15760

-699-345-10-2