

Grantees' address: 104 Holly Tree Lane, Simpsonville, SC 29681

HORTON, DRAWDY, HAGINS, WARD & BLAKELY, P.A. 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that JAMES F. RICHARDSON

in consideration of Nineteen Thousand Four Hundred and No/100 (\$19,400.00) Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto KAREY L. SIMPSON and PHYLLIS L. SIMPSON, their heirs and assigns forever:

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 7.76 acres, more or less as shown on survey entitled "Standing Springs", dated March 18, 1969, revised June 21, 1974, prepared by C. O. Riddle, Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Hammond Road, said point being 739.0 feet northwest from the intersection of the rights of way of Hammond Road and Georgia Road, at the joint front corner of Tracts 1-B and 7 and running thence, along the center of Hammond Road N. 15-32 W., 316.6 feet to a point; thence N. 20-45 W., 100 feet to a point at the joint corner of the within tract and property now or formerly of Herbert A. Johnson; running thence N. 65-43 E., 244.8 feet to an iron pin on or near a branch; thence, along said branch, which is the line, the following traverses and distances N. 5-41 W., 364 feet and N. 11-18 E., 156.9 feet to an iron pin at the joint corner of the within tract and tract 1-A; thence S. 74-31 E. 632 feet to an iron pin at the joint corner of Tracts 3, 4 and 1-B; thence along the rear line of Tracts 4, 5, 6 and 7 S. 39-51 W., 1,102.6 feet to a point in the center of Hammond Road, the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

This is a portion of the property conveyed to the Grantor herein by deed of William E. Iannone recorded in the Greenville County R.M.C. Office in Deed Book 1003 at Page 326 on July 19, 1974.

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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 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 15th day of November, 1978

SIGNED, sealed and delivered in the presence of

James F. Richardson (SEAL)

Roy E. Nobiley
Opal E. Morehead

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
NOV 17 1978
STAMP TAX \$ 39.00
FD. 11215

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 15th day of November, 1978

Roy E. Nobiley ROY E. NOBLEY
Notary Public for South Carolina My commission expires 9-23-87

Opal E. Morehead

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

(n/a Grantor divorced)

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

day of 19

Notary Public for South Carolina (SEAL)

RECORDED this NOV 17 1978 day of

at 3:59 P.M.

15586

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
NOV 17 1978
\$ 21.45

574.2-1-9

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