

State of South Carolina DONNIE S. TANKERSLEY R.M.C. TITLE TO REAL ESTATE Know All Men by These Presents:

That W. B. Simmons, hereafter referred to as Grantor, in consideration of the sum of Exchange of Property valued at \$16,000.00 DOLLARS, paid to Grantor by W. B. Simmons and Company, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee its successors and assigns.

ALL that piece, parcel or lot of land situate, lying and being on the southeasterly side of Prospect Street (formerly Smith Street) having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Prospect Street, joint front corner of property of grantor and property of W. B. Simmons, thence running along said street, S. 34-22 W. 68.6 feet to an iron pin in line of property conveyed by the grantor to the Cason Lumber and Realty Company; thence turning and running along the line of said property, S. 56-28 E. 209 feet to an iron pin in line of other property of W. B. Simmons; thence turning and running along the Simmons line, N. 34-22 E. 69 feet to an iron pin; thence turning and running along property of W. B. Simmons, N. 56-38 W. 209 feet to the point of beginning.

This is the same property conveyed to Grantee by deed recorded in the R.M.C. office for Greenville County in Deed Book 725 at Page 188.

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and lying between other property of the Grantee and Prospect Street, shown and designated as 4,368 square feet on plat of property of W. B. Simmons prepared by C. O. Riddle, L. S., dated June 1, 1960, revised March 28, 1966, and being more particularly described with reference to said plat as follows:

BEGINNING at the southwest corner of lot conveyed herein, which corner lies at the southeast corner of a 30 foot strip between Prospect Street and other property of Grantee, and running thence N. 34-30 E. 71.9 feet more or less, to a point; thence turning and running N. 55-15 W. 60 feet, more or less, to a point in rear line of other property of Grantor; thence turning and running S. 34-30 W. 73.7 feet, more or less, to a point

(SEE ATTACHED) -161-224-3-3

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

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 31st day of August, 1972

W.B. Simmons

Signed, Sealed and Delivered in the Presence of Gold Stewart & Sara A. Barfield

Greenville County Stamps Paid \$12.60 Act No. 380 Sec. 1



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 31st day of August, 1972 Sara A. Barfield (Seal) Notary Public for South Carolina

Gold Stewart

My Commission expires January 1, 1973 10-19-80

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Grace D. Simmons, wife of the within named Grantor did this day appear before me, and 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 Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 31st day of August, 1972 Sara A. Barfield (Seal) Notary Public for South Carolina

Grace D. Simmons

My Commission expires January 1, 1973 10-19-80