

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

22 August 1975

KNOW ALL MEN BY THESE PRESENTS, that we, JERRY D. SIMMONS and BETTY O. SIMMONS,

in consideration of Thirty-three thousand five hundred and No/100 (\$33,500.00) 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

STEPHEN T. PIAR, JR. and FRANCES G. PIAR, theirs heirs and assigns forever,

All that piece, parcel or lot of land situate, lying and being on the eastern side of Ponderosa Drive near the Town of Simpsonville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 3 on Plat entitled "Property of B. F. Reeves" prepared by C. O. Riddle, Engineer, dated June 5, 1970 and recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-F at Page 53, and also being known as Ponderosa Subdivision, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Ponderosa Drive at the joint front corner of Lots 3 and 4; and running thence with the common line of said lots N. 71-11 E. 270 feet to an iron pin; thence S. 19-51 E. 150 feet to an iron pin, the joint rear corner of Lots 2 and 3; thence with the common line of said lots S. 71-11 W. 274.9 feet to an iron pin on the eastern side of Ponderosa Drive; thence with the eastern side of Ponderosa Drive N. 17-59 W. 150 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 981 at Page 24.



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 22nd day of August 1975.

SIGNED, sealed and delivered in the presence of

*John P. Mann*  
*Patricia S. Howden*

*Jerry D. Simmons*  
Jerry D. Simmons

*Betty O. Simmons*  
Betty O. Simmons

(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

STATE OF SOUTH CAROLINA  
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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 22nd day of August 1975.

*John P. Mann* (SEAL)  
Notary Public for South Carolina  
My commission expires: 5-19-79

*Patricia S. Howden*

STATE OF SOUTH CAROLINA  
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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 grantor(s) and the grantor(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 22nd day of August 1975.

*John P. Mann* (SEAL)  
Notary Public for South Carolina  
My commission expires: 5-19-79

*Betty O. Simmons*  
Betty O. Simmons

67.00

RECORDED this day of AUG 22 1975 At 4:16 P.M.



M. No. 4860

36.85

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