

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That

I, Belton Sims

in the State aforesaid

in consideration of the sum of *Five Dollars* and the love and affection I have
for my son, *Alvin Sims* Dollars,

to *me* in hand paid, at and before the sealing of these presents

by *Alvin Sims*

the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said *Alvin Sims*

his heirs and assigns:

All that certain piece, parcel or tract of land, lying, being and situate in the County and State aforesaid land in Dublin Township and on the waters of Horse Creek and on the West side of Dublin Bridge Road and containing Fifty Seven and fifty-five One-Hundredths (57.55) acres, more or less. This being the same tract of land conveyed to me by my father, William Sims, by his deed dated August 8, 1890 and recorded in the R. M. C. Office for Greenville County in Deed Book 27 at Page 873 to which reference is made for a fuller description as to lines, corners distances etc. This being the same tract of land upon which my present residence, where I now reside, is located. Bounded by lands of Henry Armstrong, R. L. Sims, L. F. Sims, Mrs. U. L. King, Mrs. Emma Taylor, C. G. Davenport, et al. I reserve for myself a life estate for the term of my natural life in the above described tract of land.

It is agreed and understood that a part of the consideration of this deed is, that the tract of land hereinafore described shall be in lieu of all interest that the said Alvin Sims shall have in the remainder of all my real estate now owned by me or at the time of my decease.

The above described land is the same conveyed to me by _____ on the _____ day of _____ 19____ deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book _____ Page _____

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 premises before mentioned unto the said

Alvin Sims, his heirs and assigns, forever.
AND *I* do hereby bind *myself and my* heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said *Alvin Sims, his* heirs and assigns, against *me* and *my* heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS *my* hand and seal this *Seventh* day of *January* in the year of our Lord one thousand nine hundred and *Thirty One* and in the one hundred and *fifty fifth* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

V. M. Babb, Jr.
L. F. Armstrong

Belton Sims (SEAL)
_____ (SEAL)

no U. S. Stamps Cancelled, \$ _____ and _____ cents
S. C. Stamps Cancelled, \$ _____ and _____ cents *Love & Affection*

STATE OF SOUTH CAROLINA,
Greenville County.

PERSONALLY appeared before me *V. M. Babb, Jr.*

and made oath that he saw the within named *Belton Sims* sign, seal, and as *his* act and deed, deliver the within written Deed; and that _____ he, with _____ witnessed the execution thereof.

SWORN to before me, this *7th* day of *January* A. D. 19*31*
V. M. Babb, Jr. (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA
Greenville County.

No Dower in this case.

RENUNCIATION OF DOWER

I, _____ a Notary Public do hereby certify unto all whom it may concern, that Mrs. _____ the wife of the within named _____ did this day appear before, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named _____

heirs and assigns, all her interest and estate, and also her right and claim of Dower of, in, or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this _____ day of _____ Anno Domini 19____

(L. S.)
Notary Public for S. C.

Recorded *February 19th* 19*31*, at _____ *2:00* o'clock, *P.* M.