

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Margie Simmons Clarke, of Greenville County

in the State aforesaid in consideration of the sum of Five Hundred and No/100 Dollars

to me paid by James F. Simmons and William A. Simmons

in the State aforesaid, 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 James F. Simmons and William A. Simmons, their heirs and assigns forever: Subject to the reservation set out below.

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina. on the East side of the New Buncombe Road, and being known and designated as a portion of Lots 4 and 5, of Block B, of a subdivision known as Park Place, as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book A, at page 119, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of the New Buncombe Road and Mahon Street, and running thence along the East side of the New Buncombe Road, S. 0-17 W. 85 feet to an iron pin, which point is 15 feet north of the corner of Lot No. 3; thence S. 89-43 E. 19 feet to an iron pin; thence N. 0-04 W. 29.4 feet to an iron pin; thence N. 88-30 E. 58.5 feet to an iron pin; thence N. 0-33 W. 54 feet to an iron pin on the south side of Mahon Street; thence along the south side of Mahon Street, N. 89-43 W. 76.8 feet to the beginning corner.

This is a portion of the property conveyed to me by J. F. Simmons, et al., by deed of even date herewith, not yet recorded. 311-339

The grantor herein does hereby expressly reserve unto herself for and during her natural life, the use of the room in the store building now occupied by her in which she operates a beauty parlor, free of all rents and charges for the use of said room. It is understood and agreed that the grantor shall continue to occupy this room, rent free, even if said property is sold to another party. The use of said room shall not be restricted to operation of a beauty parlor, but grantor reserves the right to use said room for any purpose she desires.

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 James F. Simmons and William A. Simmons, their heirs and assigns, forever. AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said James F. Simmons and William A. Simmons, their 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 fifth day of May in the year of our Lord one thousand nine hundred and forty-seven

Signed, Sealed and Delivered in the Presence of Margie Simmons Clarke (SEAL) Mary Louise Sullivan (SEAL) D. R. Cain (SEAL)

S. C. Stamps Cancelled, \$ 1 and 00 Cents. U. S. Stamps Cancelled, \$ 0 and 55 Cents.

STATE OF SOUTH CAROLINA,

Greenville County.

PROBATE

PERSONALLY appeared before me Mary Louise Sullivan

and made oath that she saw the within named Margie Simmons Clarke sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she with D. R. Cain witnessed the execution thereof.

SWORN to before me, this fifth day of May 1947 D. R. Cain (L. S.) Notary Public, S. C. Mary Louise Sullivan

STATE OF SOUTH CAROLINA,

Greenville County.

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 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 the within named heirs 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 within mentioned and released.

GIVEN under my hand and seal, this day of Anno Domini, 19 Notary Public, S. C.

Recorded May 15 1947 at 5:29 o'clock P BY:CLB M