

State of South Carolina

GREENVILLE COUNTY

May 29 9 11 AM 1955

Know All Men by These Presents:

That I, Sanford Sims, in the State aforesaid, in consideration of the sum of One Dollar, Love and Affection, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 grantee(s)

Earl Sims, his Heirs and Assigns forever,

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, in the Pleasant Grove Church community, lying south from James Street, and being a portion of lot No. 47 cut off of the northern end of the said Lot No. 47, and being a part of the same land that was conveyed to me by deed recorded in the office of the R. M. C. for Greenville County in Deed Book 343 at page 121, and having the following courses and distances, to wit:-

Beginning on an iron pin, joint corner of lots 47, 48 and 58 as shown on Plat of Property of J. H. James Estate, said plat made by S. C. moon October 1940, and runs thence with the common line of lots 47 and 58, N. 72-30 W. to a Locust Post, old corner; thence with the common line of lots Nos. 46 and 47, S. 27-26 W. 200 feet to an iron pin on the said line; thence a new line, S. 72-05 E. 176 feet to an iron pin on the common line of lots Nos. 47 and 48; thence with this line N. 25-09 E. 200 feet to the beginning corner, containing Seventy Eight One-hundredths (0.78) of one acre, more or less.

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(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 27 day of May in the year of our Lord One Thousand Nine Hundred and Fifty Five

Signed, Sealed and Delivered in the Presence of

S. T. Sims
H. S. Brockman

Sanford Sims (Seal)
(S Seal)
(S Seal)
(S Seal)

State of South Carolina

Greenville COUNTY

Personally appeared before me S. T. Sims

and made oath that he saw the within named grantor(s) Sanford Sims

sign, seal and as his act and deed deliver the within written deed, and that he, with H. S. Brockman witnessed the execution thereof.

Sworn to before me this 27th day of May, A. D. 1955

H. S. Brockman (Seal)
Notary Public for South Carolina

S. T. Sims

State of South Carolina

Greenville COUNTY

RENUNCIATION OF DOWER

I, H. S. Brockman, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mattie Jane Sims wife of the within named Sanford Sims

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 Earl Sims, his 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 27th day of May, A. D. 1955

H. S. Brockman (Seal)
Notary Public for South Carolina

Mattie Jane Sims

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$
Recorded this 30th day of May, 1955

9:11 A.M.
XXXXX No. 13870
65-2-10.1
(Out Of 65-2-10)