

SM-5-56

TITLE OF REAL ESTATE—Form 137½—W. A. Seybt & Co., Office Supplies, Greenville, S. C.

APR 16 2 00 PM 1957

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARMWORTH
R. M. C.

Know All Men by These Presents:

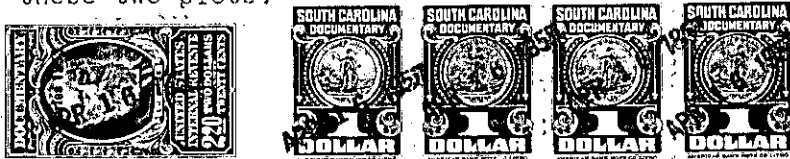
Fred A. Sims & Waymon E. Sims

That We, William Elvin Sims, James Sims, Sara Frances Ouztes, in the State aforesaid, in consideration of the sum of Two Thousand Dollars (\$2,000.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J. T. Roe and Vivienne C. Roe, their heirs and assigns; all our interest in the property of our deceased father, Melvin E. Sims, hereinafter described as follows:

"ALL that tract of land in the County of Greenville, State of South Carolina, containing approximately 86.4 acres, more or less of the original tract of 140½ acres, more or less, in Dunklin Township, being the same tract conveyed to Melvin E. Sims, by E. Inman, Master, by deed dated Feb. 10, 1936, recorded in the R.M.C. Office for Greenville County in Book K; at Page 1, and being more fully described in deed of J. W. Gray, Master to J. J. McSwain, dated January 10, 1907, recorded in said office in Book UUU, Page 234, referring to plat by J. P. Willis, Surveyor, dated January 20, 1906, which was not recorded, but which was incorporated by reference.

Less two tracts from this property; one tract was conveyed by Melvin E. Sims to James M. Sims, as recorded in Deed Book 582, Page 367, in the R.M.C. Office for Greenville County, containing 25.9 acres more or less; and the other tract was conveyed to John and Clarice Kirby by Melvin E. Sims, as recorded in Deed Book 428, Page 419, in the R.M.C. Office for Greenville County, containing approximately 28.2 acres more or less, leaving of the original tract approximately 86.4 acres more or less, see above referred deed books and page numbers for complete description of these two plots.



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 their 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) hands and seals this 30th day of March in the year of our Lord One Thousand Nine Hundred and

Signed, Sealed and Delivered in the Presence of

Erika L. Muse
Joyce M. Jackson

William E. Sims (Seal)
James Sims (Seal)
Sara Frances Ouztes (Seal)
Fred A. Sims (Seal)
Waymon E. Sims (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Erika L. Muse

and made oath that s he saw the within named grantor(s) William Elvin Sims, James Sims, Sara Frances Ouztes, Fred A. Sims and Waymon E. Sims sign, seal and as their act and deed deliver the within written deed, and that s he, with Joyce M. Jackson witnessed the execution thereof.

Sworn to before me this 30th day of March, A. D., 1957

Erika L. Muse (Seal)
Notary-Public for South Carolina

Erika L. Muse

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Sol E. Abrams Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Louise C. Sims wife of the within named William Elvin 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 J.T. Roe and Vivienne C. Roe, their 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 30th day of March, A. D., 1957

Sol E. Abrams (Seal)
Notary Public for South Carolina

Louise C. Sims

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this day of 19 at M., No.