

TITLE OF REAL ESTATE--Form 137 1/2--W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA 10 34 AM 1957

COUNTY OF GREENVILLE

OLLIE W. NORTH

Know All Men by These Presents:

That I, James M. Sims in the State aforesaid, in consideration of the sum of Ten Dollars Love and Affection 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 Ethel Sims, her heirs and assigns:

A portion of two tracts of land in Dunklin Township, Greenville County, State of South Carolina, one conveyed to James M. Sims by M. E. Sims, by deed dated December 2, 1953, and recorded in the R.M.C. Office for Greenville County in Book 490, Page 9, as shown on a plat by T. J. Leslie, November 16, 1953, containing 25.9 acres, and a portion of that property conveyed to James M. Sims by R. L. Sims, by deed dated February 20, 1951, recorded in the R.M.C. Office for Greenville County in Book 429, Page 353, as shown on a plat by T. J. Leslie, February 14, 1951, containing 1.38 acres, and being more particularly described as follows:

BEGINNING at a point on Dunklin Bridge Road, and running along the line common with the W. M. McDougle estate S. 50°-00 W. along said line 80 feet; thence S. 47 E. on a line parallel to Dunklin Bridge Road 70 feet; thence N. 50°-00 E. 80 feet on a line parallel with the property line common with the W. M. McDougle line to Dunklin Bridge road; thence along the edge of said road 70 feet to the point of beginning.

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 her 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 5th day of October in the year of our Lord One Thousand Nine Hundred and Fifty-Seven

Signed, Sealed and Delivered in the Presence of [Signatures: Erika L. Muse, Carolyn Smith] (Seal) (Seal) (Seal) (Seal)

State of South Carolina } Personally appeared before me Erika L. Muse COUNTY OF GREENVILLE }

and made oath that s he saw the within named grantor(s) James M. Sims sign, seal and as his act and deed deliver the within written deed, and that she, with Carolyn Smith witnessed the execution thereof.

Sworn to before me this 5th day of October, A. D., 1957 [Signature: Notary Public for South Carolina] (Seal)

State of South Carolina } RENUNCIATION OF DOWER COUNTY OF GREENVILLE } I, Sol E. Abrams Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruby J. Sims wife of the within named James M. 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 Ethel Sims, her 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 5th day of October, A. D., 1957 [Signature: Notary Public for South Carolina] (Seal) [Signature: Ruby J. Sims]

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ 34 A. Recorded this 7th day of October, 1957, at 10: M., No. 23656

