

May 5 2 14 PM '69

State of South Carolina

GREENVILLE COUNTY

OLLIE FARRIS VOL. 818 PAGE 632 R. M. C.

Know All Men By These Presents:

That I, Earl Sims, in the State aforesaid, in consideration of the sum of Twelve Hundred & No/100 - - (\$1200.00) - - 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) James H. Benson, Jr. and his heirs and assigns forever:

All that certain parcel or lot of land situated Southward from James Street and near the same, in the Pleasant Grove Church Community, about one (1) mile from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being the northern portion of Lot No. 47 of the J. H. James Estate, plat of said Estate by S. C. Moon, Surveyor, dated October, 1940, bounded by property of Sanford Sims, Joe C. Williams, G. G. Harvey and William Thomas Taylor, and having the following courses and distances, to-wit:

BEGINNING at an iron pin, joint corner of Lots Nos. 47, 48 and 58 of the J. H. James Estate, and running thence along the line of Lots Nos. 47 and 58, N. 72-30 W. to a locust post; old corner; thence with the line of Lots Nos. 46 and 47, S. 27-26 W. 200 feet to an iron pin; 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 along said line, N. 25-00 E. 200 feet to the beginning corner, containing 0.78 of an acre, more or less.

This is the same property conveyed to the grantor by deed of Sanford Sims, recorded in Deed Book 526, Page 360, R. M. C. Office for Greenville County.

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 24th day of October in the year of our Lord One Thousand Nine Hundred and Sixty-nine.

Signed, Sealed and Delivered in the Presence of

Elizabeth W. Moun
Claude P. Hudson

Earl Sims



Greenville County (Seal)
Stamps (Seal)
Paid \$ 1.65 (Seal)
Act No. 380 Sec. 1 (Seal)

State of South Carolina

GREENVILLE COUNTY

Personally appeared before me Elizabeth W. Moun

and made oath that she saw the within named grantor(s) Earl Sims sign, seal and as his act and deed deliver the within written deed, and that she, with Claude P. Hudson witnessed the execution thereof.

Sworn to before me this 24th day of October, A. D., 1969.
Claude P. Hudson (Seal)
Notary Public for South Carolina
My Commission Expires 9-15-79

Elizabeth W. Moun

State of South Carolina

GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, Elizabeth W. Moun, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Nell L. Sims wife of the within named Earl 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 James H. Benson, Jr. and his 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 24th day of October, A. D., 1969.
Elizabeth W. Moun (Seal)
Notary Public for South Carolina
My Commission Expires 10-16-78

Nell L. Sims

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 5 day of November, 1969, at 2:14 P.M. 10677 M., No.

65-2-1071
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