

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA } MAY 19 11 48 AM '70
COUNTY OF GREENVILLE } OLLIE FARNSWORTH
R. M. C.

Greenville County
Taxes
paid \$ 9.35
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that I, M. L. Jarrard

in consideration of -----Eight Thousand Three Hundred and No/100 (\$8,300.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James E. Simmons and Betty J. Simmons, their heirs and assigns, forever;

All that piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, at the northwestern corner of the intersection of U. S. Highway 276 and Silver Shoals Road and containing 27.9 acres, more or less, shown on plat of Property of M. L. Jarrard prepared by W. R. Williams, Jr. dated April 20, 1970 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the northwestern corner of said intersection and running thence along the northwestern side of U. S. Highway 276 S. 53-37 W. 120.5 feet to an iron pin in the center of a point where Old Jones Gap Road intersects with said Highway; thence continuing along said Highway S. 53-18 W. 392.4 feet to an iron pin; thence along the line of property now or formerly owned by Forrester N. 38-58 W. 527 feet to an iron pin in the center of Old Jones Gap Road; thence along the center of said Road S. 72-05 W. 96.3 feet to an iron pin; thence continuing along said Road S. 46-12 W. 415.8 feet to an iron pin; thence leaving said Road and running thence N. 23-48 W. 937 feet to an iron pin; thence N. 14-00 E. 371 feet to an iron pin; thence N. 42-29 E. 502.7 feet to the center line of Greenville and Northern Railroad Company right-of-way; thence along the center line of said Right-of-Way S. 25-11 E. 200 feet to an iron pin; thence S. 32-08 E. 200 feet to an iron pin; thence S. 40-40 E. 342.2 feet to an iron pin; thence N. 48-00 E. 47.6 feet to an iron pin to a point in the center of Silver Shoals Road; thence along the center of said Road S. 40-35 E. 648.5 feet to an iron pin; thence S. 46-15 W. 39.5 feet to an iron pin in the center of said Railroad right-of-way; thence S. 41-05 E. 367.5 feet to the point of beginning.

This conveyance is subject to such easements and rights-of-way as may appear of record, and specifically subject to said railroad right-of-way.

The above property consists of 3.2 acres, more or less, conveyed to the grantor by deed recorded in the RMC Office for Greenville County in Deed Book 888, at Page 585, plus 24.7 acres, more or less, out of the 36.6 acres conveyed to the grantor by deed recorded in Deed Book 884, at Page 111.

The above referred to plat is recorded in the R. M. C. Office for Greenville County in Plat Book 4-E at page #3.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 15th day of

May 19 70

SIGNED, sealed and delivered in the presence of:

M. L. Jarrard
M. L. JARRARD (SEAL)

John B. Mann
Elizabeth Johnson



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of May 19 70

John B. Mann (SEAL)
Notary Public for South Carolina
My commission expires 5/19/70

Elizabeth Johnson

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in, and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 15th day of May 19 70

John B. Mann (SEAL)
Notary Public for South Carolina
My commission expires 5/19/70

Clara F. Jarrard

RECORDED this 19th day of May 19 70, at 11:48 A. M., No. #25229

350-524.4-1-3 ALSO 350 350 OUT OF 524.4-1-2