

FILED GREENVILLE, CO. S. C. 24 11 71

TITLE TO REAL ESTATE — Prepared by Clifford F. Gaddy, Jr., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA OLLIE FARMS WORTH R.M.C. COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That Kathryn T. Sims in the State aforesaid,

in consideration of the sum of Forty Thousand and no/100 (\$40,000.00)----- 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 Leslie M. Elliott and Ruth Ann B. Elliott, their heirs and assigns forever:

All that piece, parcel or lot of land with all improvements thereon, lying and being on the westerly side of McDaniel Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 24 and the southern one-half of Lot 23, according to a plat of the Property of W. C. Cleveland prepared by Dalton & Neves, May, 1931, as revised August, 1941, and recorded in the RMC Office for Greenville County in Plat Book K at pages 98 and 99 and having, according to a later plat of this property entitled "Property of Kathryn T. Sims", made by R. B. Bruce, R.L.S., dated September 24, 1964, the following metes and bounds:

BEGINNING at a point on the western side of McDaniel Avenue, said point being 115 feet south of the intersection of Knoxberry Terrace and McDaniel Avenue, and running thence S. 11-28 W. 35 feet to an iron pin, said iron pin being the joint corner of Lots 23 and 24; thence S. 11-48 W. 70 feet to an iron pin, joint front corner of Lots 24 and 25; thence along the common line of said lots, N. 75-55 W. 200 feet to the joint rear corner of said lots; thence N. 12-43 E. 24.8 feet to a point; thence N. 37-23 E. 87.4 feet to a point; thence S. 75-55 E. 161.2 feet to the point of beginning. Being the same property conveyed to the grantor by deed recorded in Deed Book 759 at page 572 in the RMC Office for Greenville County.

(OVER)

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, 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 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 8th day of September in the year of our Lord One Thousand Nine Hundred and Seventy-one.

Signed, Sealed and Delivered in the Presence of [Signature: Kathryn T. Sims] (Seal)

[Signature: Dale H. Clark] (Seal) [Signature: Clifford F. Gaddy] (Seal) [Seal: 50 DOLLARS] [Seal: 30 DOLLARS] [Seal: Greenville County]

STATE OF SOUTH CAROLINA } PROBATE COUNTY OF GREENVILLE }

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 8th day of September 19 71 [Signature: Dale H. Clark] (Seal) [Signature: Clifford F. Gaddy]

Notary Public for South Carolina My Commission expires 4/7/79

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER COUNTY OF GREENVILLE } GRANTOR A WOMAN 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, 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 day of 19

[Signature] (Seal) Notary Public for South Carolina