

TITLE TO REAL ESTATE—Prepared by WILLIAM D. RICHARDS, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RECORDED IN PLAT BOOK 35 PAGE 31
FILED IN H.M.S. WORTH
GREENVILLE CO. S.C.
FEB 16 2 37 PM '72

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KNOW ALL MEN BY THESE PRESENTS, that I, H. Allen Simmons, as Executor of the Estate of Lena V. Simmons Smith,
OLLIE H. SIMMONS
R.M.C.

in consideration of Ten Dollars, and other valuable consideration 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 Sanford R. Kirkus and Kenneth T. Bailey, Their Heirs and Assigns Forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, located on the Southern side of Jenkins Street, and being shown on a plat entitled "Survey for Sanford R. Kirkus" dated January 26, 1972, prepared by Carolina Surveying Company of record in the Office of the RMC for Greenville County in Plat Book 4M, Page 119, and having, according to said plat, the following metes and bounds, to wit:

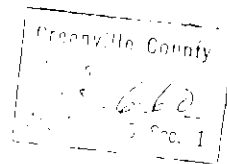
BEGINNING at an iron pin at the corner of subject property, which pin is 223.4 feet from the intersection of U. S. Highway 276 and Jenkins Street, running thence S. 23 E. 254.2 feet to an iron pin; running thence N. 61-30 E. 164.5 feet to an iron pin; running thence N. 22-08 W. 136.6 feet to an iron pin; running thence S. 74-30 W. 64 feet to an iron pin; running thence N. 21-30 W. 85.2 feet to an iron pin on the Southern side of Jenkins Street; running thence with the Southern side of Jenkins Street, S. 71-32 W. 105 feet to the point of beginning.

This conveyance is made subject to all easements, restrictions and rights-of-way which may affect the property hereinabove described.



W. D. C. H. H. S. S. A. O. H. H. I.

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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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 10th day of February 19 72

SIGNED, sealed and delivered in the presence of:

as Executor of the Estate of Lena V. Simmons Smith (SEAL)
H. Allen Simmons (SEAL)

(SEAL)

Charles D. Coates
Thomas B. Coates

STATE OF ~~SOUTH CAROLINA~~ NORTH CAROLINA
COUNTY OF ~~GREENVILLE~~ 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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof:

SWORN to before me this 10 day of February 19 72

Richard H. Kinnard (SEAL)
Notary Public for South Carolina

Thomas B. Coates

STATE OF SOUTH CAROLINA
COUNTY OF _____

RENUNCIATION OF DOWER NOT NECESSARY.

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)' 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 _____ day of _____ 19 _____

Notary Public for South Carolina.

RECORDED this 16th day of February 1972, at 2:37 P. M., No 22109

799-M3.1-2-B (NOTE W-100-5)