

TITLE TO REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mims, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

VCL 997 PAGE 577

DUNN & TAYLOR

KNOW ALL MEN BY THESE PRESENTS, that EVELYN OWEN MIMS FORD and CHARLES W. MIMS, JR.

in consideration of Ten Dollars (\$10.00) and other valuable consideration Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

COFFEE ST. REALTY CO., its successors and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on the northern side of East Coffee Street in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lots 1 and 2 and a portion of Lot 3 on Plat of Property of L. A. and W. M. James recorded in the Greenville County RMC Office in Plat Book F, Page 187 and having the following metes and bounds, according to a plat entitled "Property of Coffee St. Realty Co., et al" dated April, 1974, by Dalton & Neves Co., Engineers:

BEGINNING at an iron pin on the northern right-of-way of East Coffee Street, which pin is located 102 feet east of the intersection of the northern right-of-way of East Coffee Street and the eastern right-of-way of North Spring Street, said point of beginning also being located at the southwestern corner of property now owned by Coffee St. Realty Co. and running thence with the line of said property now owned by Coffee St. Realty Co., N. 21-00 E. 83 feet to a nail and a cap on the southern right-of-way of an alley; thence with the said alley right-of-way N. 69-14 W. 71.55 feet to an iron pin at the northeastern corner of property of Diran Corporation; thence with the line of said Diran Corporation property S. 21-19 W. 83 feet to a nail and a cap on the northern right-of-way line of East Coffee Street; thence with said Street right-of-way S. 69-14 E. 72 feet to an iron pin at the point of beginning. Together with all right, title and interest, if any, which the Grantors may have in and to the aforesaid alley which adjoins the northern boundary of said property.

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This is the same property conveyed to Charles W. Mims and Evelyn Dale Owen Mims by deed of Hext M. Perry, dated July 27, 1945 recorded in Deed Book 278, Page 232; the interest of Charles W. Mims having been subsequently devised to the Grantors herein by Will recorded in the Office of the Probate Court for Greenville County, South Carolina in Apartment 555, File 13.

For True Consideration See Affidavit

Book 39 Page 126

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 here mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) 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 22nd day of April, 1974

SIGNED, sealed and delivered in the presence of

[Handwritten signatures]

Evelyn Owen Mims Ford (SEAL)

Charles W. Mims, Jr. (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }



PROBATE

Greenville County
Stamps
Paid \$ 55.00
Act No. 380 Sec. 1

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 22nd day of April, 1974

[Handwritten signature] (SEAL)
Notary Public for South Carolina
My commission expires: 11-4-80

[Handwritten signature]

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

22nd day of April, 1974

[Handwritten signature] (SEAL)
Notary Public for South Carolina
My commission expires: 11-4-80

[Handwritten signature]

RECORDED this 22 day of APR 22 1974 at M. No. 26470

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