

KNOW ALL MEN BY THESE PRESENTS, that I, J. L. Sims,

in consideration of Seven Thousand and No/100 (\$7,000.00) ----- 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 Pelham D. Sims and Brenda B. Sims, their heirs and assigns forever:

ALL that certain piece, parcel or tract of land, with improvements thereon, lying, being and situated in Dunklin Township, County of Greenville, State of South Carolina, containing 32.5 acres, more or less, in accordance with plat made for J. L. Sims by W. M. Nash, Surveyor, dated September 18, 1934, and being more fully described in accord with said plat, to-wit:

BEGINNING at a stone on the Eastern edge of Dunklin Bridge Road (formerly Lebanon Road) and running thence N. 68 E. ^{172.0}30 chains to a stone; thence turning and running in a Southeast direction to a point West of creek; thence turning and running S. 78 W. ^{229.4}45.9 chains to an iron pin on the Eastern edge of Dunklin Bridge Road (formerly Lebanon Road); thence along the Eastern edge of Dunklin Bridge Road (formerly Lebanon Road) N. 19-3/4 W. ^{472.6}7.16 chains to a stone, being the point of beginning.

Excluded from the above described tract is an approximate one acre tract previously deeded to Walter A. Tumblin and Katherine S. Tumblin.

This being a portion of property as previously conveyed to grantor by deed recorded in Deed Book 161, Page 411, R. M. C. Office for Greenville County.

Said tract originally was 70 acres, and grantor has deeded out prior to this deed the one acre tract above referred to, plus a 35-acre tract to Robert Perry, plus a one-acre tract to J. W. Sims, plus approximately one-half acre to Eddie Case. 279.2-1-7

Grantees to pay 1974 taxes.

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) 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

Rebecca W. Proyer
[Signature]



(SEAL)
14.00 (SEAL)
7.70 (SEAL)
2.21 (SEAL)

STATE OF SOUTH CAROLINA }
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 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

Rebecca W. Proyer
Notary Public for South Carolina. (SEAL)

My commission expires 12/9/80

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 22nd day of April, 1974

Annice Bell Sims
Notary Public for South Carolina. (SEAL)

My commission expires 12/9/74

RECORDED this APR 25 1974 day of 1974

M. No. 26954



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