

TITLE TO REAL ESTATE - Offices of Riley and Riley, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED FALL 19

KNOW ALL MEN BY THESE PRESENTS, that SAMMIE L. SIMS AND BRENDA SIMS

1974
Act No. 380

in consideration of SIX THOUSAND EIGHT HUNDRED AND NO/100THS--- Dollars,
and assumption of mortgage indebtedness received below

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto NELMS BROTHERS BUILDERS, INC., its successors and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville, County, State of South Carolina, being known and designated as Lots Nos. 37, 38, 39 and 40 on a plat of property of Sammie and Brenda Sims prepared by R. M. Clayton, Surveyor, dated May 24, 1970, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the southern edge of an unnamed street or road, and running thence along the southern edge of said unnamed street or road, S. 40-00 E. 245 feet to an iron pin corner of intersection of said unnamed street or road with another unnamed street or road, being the northeast corner of Lot No. 41; thence along the western edge of said unnamed street or road S. 40-00 W. 1-00 feet to an iron pin, joint front corner with Lot No. 40 in the western edge of said unnamed street or road; thence with the joint line of Lots No. 39 and 40 N. 11-00 W. 1-00 feet to an iron pin, joint corner with Lots Nos. 39, 38, 37 and 35; thence with the joint line of Lot No. 35 N. 11-00 W. 145 feet to an iron pin, joint front corner with Lots Nos. 37 and 38 in the southern edge of an unnamed street or road; thence with the said unnamed street or road N. 54-00 E. 55 feet to an iron pin on the southern edge of an unnamed street or road, the point of beginning, and being bounded by Lots Nos. 31, 30, 29 and 40 and three unnamed streets or roads.

As a portion of the consideration the grantee assume and agree to pay the balance due on that certain mortgage in favor of Cameron Brown Company, in the original amount of \$15,500.00, recorded in the R. M. C. Office for Greenville County in REC Volume 117 page 77. The balance due for assumption being \$14,311.00.



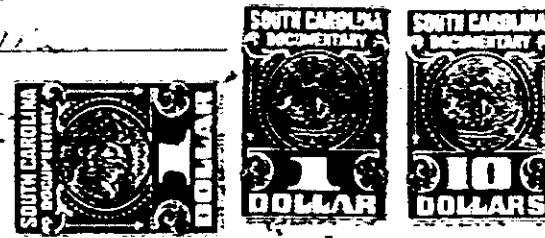
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. 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 20th day of November, 1974.

SIGNED, sealed and delivered in the presence of:

[Signature]
Notary Public

[Signature] (SEAL)
Sammie L. Sims
[Signature]
Brenda Sims



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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20th day of November, 1974.

Notary Public for South Carolina
My commission expires:

[Signature] (SEAL)

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

20 day of November, 1974.

Notary Public for South Carolina
My commission expires:

[Signature] (SEAL)
Brenda Sims

RECORDED this 27 day of NOV 27 1974 19 at 1:30 P.M. No. 10399

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