

TITLE TO REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 9 2 24 PM '76

DONNIE S. TANKERSLEY

KNOWN ALL MEN BY THESE PRESENTS, that we, Charles F. Sims, Jr. and F. Towers Rice

in consideration of Twenty-one Thousand and 00/100 (\$21,000.00)----- Dollars,

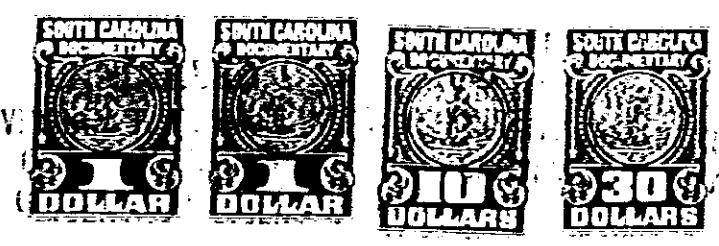
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Billie Jean McGaha, her heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, being known and designated as lot 236 on a plat of Sherwood Forest recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at pages 70 and 71 and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the northwestern edge of Scarlett Street at the joint front corner of lots 235 and 236 and running thence along a line of lot 235 N. 73-54 W. 155.6 feet to a point; thence N. 26-31 E. 90.0 feet to a point; thence along a line of lot 237 S. 70-19 E. 143.5 feet to a point; thence along the northwestern edge of Scarlett Street S. 18-53 W. 75.0 feet to the beginning corner, and being the same property conveyed by James Clifford Leach, Faust Nicholson and John Douglas as Trustees of the Douglas Foundation (formerly Huguenin and Douglas Foundation) to Charles F. Sims, Jr. and F. Towers Rice by a deed dated February 17, 1971, and recorded in said R.M.C. Office in Deed Book 908 at Page 595. - 519-266-1-238

This property is subject to existing easements, restrictions and rights of way upon or affecting said property.

Grantee to pay 1975 property tax.



43.00
Greenville County
Stamps
Paid \$ 23.10
Act No. 320 Sec. 1

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 9th day of January 1976
SIGNED, sealed and delivered in the presence of:
E. Randolph Stone (SEAL)
Carol L. Burger (SEAL)
Charles F. Sims, Jr. (SEAL)
F. Towers Rice (SEAL)

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 9th day of January 1976
E. Randolph Stone (SEAL) Notary Public for South Carolina 1-4-81
Carol L. Burger

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 9th day of January 1976
E. Randolph Stone (SEAL) Notary Public for South Carolina 1-4-81
Clara Rice
Charles F. Sims

RECORDED this 11th day of JAN 1976 at 2:34 P. M., No. 17577

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