

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOCUMENTARY
STAMP

GREENVILLE CO. S.C.
MAR 16 1977

va 1052 776

KNOW ALL MEN BY THESE PRESENTS, that we, Frank J. Sims and Jimmy R. Sims,

in consideration of Six Hundred and No/100 (\$600.00) 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 Robert H. Sims, Route #1, Fountain Inn, South Carolina 29644, his Heirs and

Assigns, forever:

All that piece, parcel, or lot of land lying, being and situate in the County and State aforesaid, Dunklin Township, containing .63 acre, according to a survey and plat prepared by Carolina Surveying Company, R.L.S., March 7, 1977, entitled "Survey for Robert H. Sims near Greenville, S. C.", and having according to said plat the following metes and bounds, to-wit: - 50 - 578.2 - 1 - 15.1

BEGINNING at an old iron pin, joint corner with Bernice T. McKittrick on line of land belonging to James M. Sims, said pin measuring a distance of 245.3 feet N. 34-15 W. from Cedar Fall Road, and running thence with the joint line of James M. Sims N. 34-15 W. 161.7 feet to an old iron pin on line of James M. Sims, corner with other lot of the Grantee; thence with line of other lot of the Grantee N. 58-00 E. 183.8 feet to an old iron pin corner with other lot of the Grantee on line of land belonging to the Grantors; thence with line of other land of the Grantors S. 23-10 E. 51.6 feet to an iron pin at the joint corner of other land of the Grantors and property of J. B. McKittrick; thence with the McKittrick line S. 34-10 E. 100 feet to an old iron pin on line of J. B. McKittrick, joint corner with lot of Bernice T. McKittrick; thence with Bernice T. McKittrick line S. 54-30 W. 175 feet to an old iron pin the beginning point, and bounded by property of James M. Sims; other lot of the Grantee; other land of the Grantors; land belonging to J. B. McKittrick, and lot of Bernice T. McKittrick.

This being a portion of the property conveyed to the Grantors herein by deed of their father J. R. Sims on February 26, 1968, by deed recorded in the R.M.C. Office for Greenville County, S. C. February 27, 1968, in Deed Book 838 at Page 454.

This conveyance is made subject to all rights-of-way, easements, set-back lines, restrictions, roadways, if any, affecting above described property.

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 14th day of March, 19 77

SIGNED, sealed and delivered in the presence of:

Barbara C. Babb
Barbara C. Babb

Jimmy R. Sims (SEAL)
Frank J. Sims (SEAL)

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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 14th day of March 19 77

Barbara C. Babb (SEAL)
Notary Public for South Carolina.

Barbara C. Babb

My commission expires 6/13/79

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 14th day of March j 19 77

Barbara C. Babb (SEAL)
Notary Public for South Carolina.

Jimmy R. Sims
Frank J. Sims

My commission expires 6/13/79

RECORDED this day of MAR 16 1977 11:30 A. M., No. 21106

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