

409 Buncombe Street  
Greenville, S. C. 29609

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.

VOL 1062 AL 995

KNOW ALL MEN BY THESE PRESENTS, that

I, L. B. Sims

in consideration of One (\$1.00)  
And Love and Affection

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 **Hattie Grace Sims, Her Heirs And Assigns,**

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in Ward One (1) of the City of Greenville, on the west side of Buncombe Street, and more particularly described as follows:

BEGINNING at a point on the west side of Buncombe Street, former R. H. Stewart corner, and running thence in a southwesterly direction, along old Stewart line, Seventy Two (72) feet to point; thence in a southwesterly direction, and continuing with said line, Seventy Four and two-tenths (74.2) feet to a point on the northern side of a Nine foot alley; thence along and with the line of said alley, in a northwesterly direction, Fifty Eight and eight-tenths (58.8) feet to point, corner of lot formerly owned by Mary Beattie Matthews, now owned by Hillhouse; thence along the line of the last mentioned property, N. 26-30 E. 102.9 feet to point; thence N. 34-30 E. 47.4 feet to point on west side of Buncombe Street; thence S. 33-0 E. 65 feet to the point of beginning. This is the major part of that certain lot of land conveyed to me by Mary Poe Mayo, formerly Mary Poe Alexander, by her deed dated April 22, 1943, recorded in Volume 253 at Page 25, R. M. C. Office for Greenville County; the minor part thereof not conveyed herein, being a small wedge shaped piece of land at northwestern corner and fronting Eight (8) feet on west side of said Buncombe Street.

Reference is herewith made to plat prepared February 6, 1946 by Pickell & Pickell, Engineers, and recorded in the R. M. C. Office for Greenville County in Plat Book B at Page 107.

BEING the same property conveyed to the Grantor by deed dated February 15, 1946, and recorded on February 15, 1946, as noted in Deed Volume 287, at Page 110, in the R. M. C. Office for Greenville County.

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 25th day of February, 1977

SIGNED, sealed and delivered in the presence of

*L. B. Sims*

(SEAL)

*James James Simpson*

(SEAL)

*Goris L. Jones*

(SEAL)

(SEAL)

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 25th day of February, 1977

*Goris L. Jones* (SEAL)

*James James Simpson*

Notary Public for South Carolina.

My commission expires May 8, 1979

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 25th day of February, 1977

*James James Simpson* (SEAL)  
Notary Public for South Carolina.

My commission expires May 7, 1979

RECORDED this day of AUG 18 1977 at 2:40 P. M., No. 5114

RECORDED

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