

N. T. C.

TITLE TO REAL ESTATE- Offices of HILL, WYATT & FAYSSOUX, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Vennie H. Clark

in consideration of -----Twenty Five Thousand and No/100 (\$25,000.00)-----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 Steve Sims, his heirs and assigns, forever:

ALL that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as a ten (10) acre tract on plat of land of Venie Clark surveyed March 17, and 18, 1977, by John C. Smith, Surveyor and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Old Greenville-Pelzer Highway being the southernmost corner of property herein conveyed joint front corner of property herein described and property now or formerly of Bob Boiter; thence turning and running along the common line N. 42-00 W. 431.4 feet to nail and cap in the center of railroad right of way; thence turning and running, N. 34-40 E. along center line of railroad, 867.3 feet to an old nail; thence turning and running, S. 57-06 E. 160.4 feet to an iron pin; thence running, S. 35-29 E. 163.0 feet to an iron pin; thence running S. 54-09 E. 55.4 feet to nail and cap in Old Greenville-Pelzer Highway; thence turning and running along said Highway, the following courses and distances, S. 11-05 W. 240.5 feet; S. 23-00 W. 192.0 feet, S. 44-27 W. 391.0 feet; S. 56-28 W. 130.6 feet to a nail and cap, point of beginning.

This being the remaining portion of property conveyed to Vennie H. Clark by deed of S. M. Jones dated February 12, 1940 recorded in the RMC Office for Greenville County, S. C. in Deed Book 218, page 207 recorded February 13, 1940.

This conveyance is made subject to all restrictions, easements, setback lines, roadways and rights of way, if any, affecting the 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 12 day of December, 1977

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of witnesses: Sandra J. Cary and Beverly C. Ducot

Signed and sealed by Vennie H. Clark (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 12 day of December 1977

Signed and sealed by Notary Public Sandra J. Cary (SEAL) and Beverly C. Ducot

My commission expires 1/2/81

STATE OF SOUTH CAROLINA } COUNTY OF

RENUNCIATION OF DOWER NOT REQUIRED GRANTOR WOMAN

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 day of 19

Signed and sealed by Notary Public for South Carolina (SEAL) My commission expires

RECORDED this DEC 12 1977 day of At 1:33 P.M. 17911

609.6-1-9

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