

✓ 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 }

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KNOWN ALL MEN BY THESE PRESENTS, that I, E. Randolph Stone, Cecil Sims,

in consideration of The exchange of Real Estate valued at Two Thousand and ~~XXXXX~~  
Five Hundred and 00/100 (\$2,500.00) 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 Larry A. Sims and Charlotte J. Sims, their heirs and assigns,  
forever:

ALL that piece, parcel or track of land situate, lying and being in Oaklawn  
Township, Greenville County, South Carolina, containing 3.43 acres, more or  
less, and being more fully described, according to a Plat of "Property of  
Cecil Sims" recorded in the RMC Office for Greenville County, South Carolina,  
in Plat Book 4A at Page 91 as follows:

BEGINNING at a point in the intersection of Old Hundred Road and Slaton Road  
and running thence along the center of Old Hundred Road S. 76-22 W. 416.9  
feet to a point; thence continuing along the center of Old Hundred Road  
S. 78-46 W. 200 feet to a point; thence S. 13-47 E. 141.5 feet to an old iron  
pin; thence S. 73- 45 E. 501.5 feet to an old stone on the edge of Slaton  
Road; thence along Slaton Road N. 11-40 E. 424 feet to the beginning corner,  
and being a portion of the property described in a Deed from J. M. Jenkins  
to J. Cecil Sims, dated March 30, 1961 and recorded on March 31, 1961 in the  
RMC Office for Greenville County, South Carolina in Deed Book 671 at Page 75.

This property is subject to existing easements, restrictions and rights of  
way upon or affecting said property. - 45-586.2-1-12.8  
out of 586.2-1-12.1

The mailing address of Larry A. Sims and Charlotte J. Sims is: Route 3,  
Pelzer, S.C. 29669

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$05.00

GREENVILLE COUNTY DEED RECORDED  
\$02.70

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 administra-  
tors 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 24<sup>th</sup> day of March 1978

SIGNED, sealed and delivered in the presence of:

Catherine E. DeDonato  
E. Randolph Stone

J. Cecil Sims (SEAL)  
J. C. Sims (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 deed and that (s)he, with other witness subscribed above  
witnessed the execution thereof.

SWORN to before me this 24<sup>th</sup> day of March 1978

E. Randolph Stone (SEAL)  
Notary Public for South Carolina  
My commission expires: 1-4-71

Catherine E. DeDonato

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 whom-  
soever, 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  
24<sup>th</sup> day of March 1978  
E. Randolph Stone (SEAL)  
Notary Public for South Carolina  
My commission expires: 1-4-81

Helen A. Sims  
Helen A. Sims

RECORDED this 24 day of March 1978 at 3:13 P. M. No. 25153

586.2-1-12.1

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