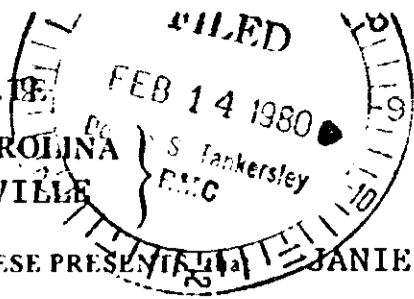


TITLE TO REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



GRANTEES ADDRESS:
Ray Sims
218 West Road
Greer, S. C. 29651

KNOWN ALL MEN BY THESE PRESENTS JANIE SIMS

in consideration of ONE DOLLAR, LOVE AND AFFECTION FOR MY CHILDREN,

XXXX
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

EARL SIMS, KATHERINE S. BRADY, HALLIE SIMS, S. T. SIMS AND RAY S. SIMS, their heirs and assigns forever:

ALL those adjoining lots of land in the State of South Carolina, County of Greenville, near the City of Greer, being known and designated as Lots 25, 26, and the greater portion of Tract Number 47 (said Tract 47 containing 3.6 acres) as shown on a plat of The J. H. James Estate, prepared by S. C. Moon, Surveyor, dated October, 1940, being recorded in the RMC Office for Greenville County in Plat Book K at Page 286. A lot containing .78 acres has been previously conveyed off of the aforesaid Tract Number 47 to Earl Sims by deed recorded in Deed Book 526 at page 360.

THIS is a portion of the property conveyed to the late Sanford Sims by deed of David Brady, recorded on April 13, 1948 in Deed Book 343 at page 121. The said Sanford Sims died testate in said state and county and devised the subject property to the Grantor as will appear by reference to Apartment 812, File 8 in the Office of Probate Court for Greenville County.

(11) - 288-G5-2-10,25

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 30th day of January 19 80

SIGNED, sealed and delivered in the presence of:

Marie A. Reese same as: Janie Sims Mathie Sims (SEAL)

Tom A. Leckardt same as: Jannie Sims (SEAL)

_____ (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30th day of January 19 80

Marie A. Reese (SEAL)

Notary Public for South Carolina
My commission expires: 11-20-88

STATE OF SOUTH CAROLINA }
COUNTY OF } RENUNCIATION OF DOWER / NOT REQUIRED / WOMAN GRANTOR

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 _____ day of _____ 19 _____

_____ (SEAL)

Notary Public for South Carolina.
My commission expires: _____

RECORDED this FEB 14 1980 day of _____ 19 _____ at 9:30 A.M. No. _____

0555

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1-266-80