

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomas, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, VIRGINIA SIMKINS,

in consideration of Six Thousand and no/100 (\$6,000.00) 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

JAMES H. SIMKINS, his heirs and assigns:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, containing 4.32 acres, more or less, and being a portion of the property of Virginia Simkins, according to a plat recorded in Plat Book AAA at page 157, and having according to the said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of Duncan Road at the joint corner of property now or formerly of Mullinax and running thence S 66-00 W., 485.2 feet to an iron pin in line of property sold to Duke Power Company; thence along the rear line of property of Duke Power Company S. 18-40 E, 353.9 feet to an iron pin on property now or formerly of Mann; thence along said Mann lot N. 72-00 E., 499.5 feet to an iron pin on Duncan Road; thence with said Duncan Road, N.20-45 W., 404.4 feet to an iron pin, the point of beginning, and being a portion of the property conveyed to the grantor by Læd recorded in Deed Book 705 at page 322 in the R.M.C. Office for Greenville County, South Carolina.



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 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 7th day of February 1967

SIGNED, sealed and delivered in the presence of:

Walter J. Thomas (SEAL) Virginia Simkins (SEAL)
James H. Simkins (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 7th day of February 1967

Walter J. Thomas (SEAL) James H. Simkins
Notary Public for South Carolina
(Witnessed at the residence of the grantor)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NO RENUNCIATION OF DOWER
GRANTOR A 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, 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

Notary Public for South Carolina.

RECORDED this _____ day of _____ (Continued on next Page) M., No. _____

295-431-2-1