



Know All Men by These Presents:

That We, Frederick T. Sanders, Jr. and Betty T. Sanders

in the State aforesaid, in consideration of the sum of \$1,454.13 and the assumption of a mortgage held by C. Douglas Wilson Company in the sum of \$11,670.87 to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

DONALD SIMS, his heirs and assigns forever

ALL that certain piece, parcel or lot of land with buildings and improvements thereon situate, lying and being on the Northeast side of North Garden Circle near the City of Greenville County of Greenville, State of South Carolina known and designated as Lot No. 13 on plat of North Garden Subdivision plat of which is recorded in the RMC Office for Greenville County in Plat Book EE, at page 63 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of North Garden Circle at the joint front corner of Lots Nos. 12 and 13. and running thence N. 78-15 E. 200 feet to an iron pin; thence running S. 11-09 E. 80 feet to an iron pin at the joint rear corner of Lots Nos. 13 and 14; thence running along the joint line of said lots, S. 78-51 W. 200 feet to an iron pin on the Northeast side of North Garden Circle; thence running along the Northeast side of North Garden Circle, N. 11-09 W. 80 feet to an iron pin, the beginning corner.

This property is subject to all recorded easements and restrictions.

Being the same property conveyed by Wilkins Norwood Co. to Frederick T. Sanders, Jr. by deed dated September 6, 1955 and recorded in Deed Book 534, at page 21, RMC Office for Greenville County.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 1st day of October in the year of our Lord One Thousand Nine Hundred and Fifty-Seven

Signed, Sealed and Delivered in the Presence of  
Hubert E. Nolin (Seal)  
Geraldine Welch (Seal)  
Frederick T. Sanders, Jr. (Seal)  
Betty T. Sanders (Seal)

State of South Carolina, )  
Greenville County ) Personally appeared before me Geraldine Welch

and made oath that s he saw the within named grantor(s) Frederick T. Sanders, Jr. and Betty T. Sanders sign, seal and as their act and deed deliver the within written deed, and that s he, with Hubert E. Nolin witnessed the execution thereof.

Sworn to before me this 1st day of October, A. D. 19 57  
Hubert E. Nolin (Seal)  
Notary Public for South Carolina  
Geraldine Welch

State of South Carolina, )  
Greenville County ) I, Hubert E. Nolin Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Betty T. Sanders wife of the within named Frederick T. Sanders, Jr. did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Donald Sims, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 1st day of October, A. D. 19 57  
Hubert E. Nolin (Seal)  
Notary Public for South Carolina  
Betty T. Sanders

Recorded this 3rd day of October 19 57, at 12:28 P.M., No. 23435