

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, that we, J. R. Sims and Virginia P. Sims

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in consideration of Two Thousand Five Hundred and No/100 (\$2,500.00)-----Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

JIMMY R. SIMS his Heirs and Assigns, forever, our whole and entire life tenancy in and to:

ALL that piece, parcel or lot of land lying, being and situate in the County and State aforesaid, Dunklin Township, on the Northeast side of the Dunklin Bridge Road, containing two (2) acres, more or less, with the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Dunklin Bridge Road, said point being in the Northern edge of a 12-foot right-of-way that leads into property and affords a means of ingress and egress to the J. Carl and Helen S. Storay lot, said point measuring a distance of 12 feet N. 46-3/4 W. from the original Southwest corner of a 3.15 acre tract of land as shown on a Plat entitled "Property of J. R. Sims" prepared by T. J. Leslie, Surveyor on February 2, 1951; and running thence along the center of said Dunklin Bridge Road N. 46-3/4 W. 166 feet to a point, joint front corner with lot belonging to Frank J. and Lois C. Sims; thence with the joint line of Frank J. and Lois C. Sims N. 57 E. 275 feet to a point; thence N. 36-27 W. 100 feet, more or less, along the back joint line of said Frank and Lois Sims lot to a point on line of the original 3.15 acres, thence with the old line N. 57 E. 228.6 feet, more or less, to an old iron pin, corner on line of formerly Sallie E. Sims land; thence with the joint line of formerly Sallie E. Sims S. 35-1/2 E. 128 feet to a point, corner with lot of J. Carl and Helen S. Storay; thence with the joint line of Storay S. 58 W. 90 feet to an iron pin; thence with the joint line of Storay S. 35-1/2 E. 138 feet to a point in the northern edge of said 12 foot right-of-way; thence with the Northern edge of said right-of-way S. 58 W. 379 feet, more or less, to a point in the center of said Dunklin Bridge Road, the beginning point; and bounded by Dunklin Bridge Road; lot of Frank J. Sims and Lois C. Sims; lot of J. Carl and Helen S. Storay; and others. This conveyance is made subject to all restrictions, set-back lines, roadways, easements and rights-of-way, if any, affecting the above described property.

The life estates herein being conveyed were reserved by J. R. Sims for himself and for his wife Virginia P. Sims when this same property was conveyed to Jimmy R. Sims on February 2, 1967, by deed recorded February 3, 1967 in the Office of the R.M.C. for Greenville County, S. C., in Deed Book 813 at Page 266. This property being the greater portion of the original 3.15 acre tract conveyed to J. R. Sims by his father R. L. Sims February 21, 1951, by deed recorded February 22, 1951, in said R.M.C. Office, Deed Book 429 at Page 358. Block Book Reference -5-578, 2-1-21.

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 30th day of June, 1977

SIGNED, sealed and delivered in the presence of:

Ann L. Worthy (SEAL) Virginia P. Sims (SEAL)  
Wm. Ransom (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 30th day of June 1977

Wm. Ransom (SEAL) Ann L. Worthy  
Notary Public for South Carolina 5-21-79  
My commission expires: 5-21-79

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 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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 30th day of June 1977

Wm. Ransom (SEAL) Virginia P. Sims  
Notary Public for South Carolina 5-21-79  
My commission expires: 5-21-79

RECORDED this day of JUL 1 1977 at 12:17 P. M., No. 67

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