

FILED
TITLE TO REAL ESTATE - Prepared by **WILLIAM LOBOUTON**, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

DEC 15 4 38 PM '72
ELIZABETH RIDDLE
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that **ABNER BRUCE SIMS**

in consideration of **FIVE AND NO/100THS** ----- Dollars,
and love and affection for the grantee herein
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

BETTY K. SIMS, her heirs and assigns

ALL that piece, parcel or tract of land situate, lying and being in Oaklawn Township, Greenville County, South Carolina, on the northeastern side of Augusta Road (U.S. Highway 25), containing 10.64 acres, more or less, and having according to a plat of "Property of W. E. Sims" prepared by C. O. Riddle, R.L.S., dated February 14, 1962, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book MMM at Page 63, the following metes and bounds:

BEGINNING at an iron pin on the northeastern edge of Augusta Road and running thence along line of land of W. E. Sims N. 60-15 E. 608.4 feet to an iron pin; thence along line of W. E. Sims land N. 38-43 E. 750.4 feet to an iron pin; thence along line of land of G. B. Nalley S. 39-26 E. 555.7 feet to an iron pin and stone; thence along line of land of Rudolph M. Stoddard and Sarah E. Stoddard Neely S. 60-43 W. 1351.8 feet to an iron pin on the northeastern edge of Augusta Road; thence along the northeastern edge of Augusta Road N. 40-20 W. 266.2 feet to the beginning corner.

This being the same property conveyed to the grantor by a deed recorded in the R. M. C. Office for Greenville County in Deed Book 797 at Page 118.

This conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

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 15th day of December, 1972.

SIGNED, sealed and delivered in the presence of:

William A. Broton
Linda C. Brewster

Abner Bruce Sims (SEAL)

(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 the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 15th day of DECEMBER, 1972.

Linda C. Brewster (SEAL)
Notary Public for South Carolina.
My Commission expires February 18, 1980

William A. Broton

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER (GRANTEE WIFE OF 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 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

_____ day of _____ 19 _____

(SEAL)
Notary Public for South Carolina

RECORDED this 15th day of December, 1972, at 4:38 P.M., #17514

110-597.2-1-29.2