

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
AUG 9 1984
Greenville
SOUTH CAROLINA

GRANTEE'S ADDRESS: 1215-998
109 Fountain Inn Drive
Rt. 2, Simpsonville, S. C. 29681

KNOW ALL MEN BY THESE PRESENTS that Mary M. Sims

in consideration of Twenty-five Thousand and No/100 (\$25,000.00)----- 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 Jerry O. Sims, his heirs and assigns forever:

ALL that certain piece, parcel or tract of land, with improvements thereon, lying, being and situated in Fairview Township, County of Greenville, State of South Carolina, containing 28 acres, more or less (originally 34.18 acres) in accordance with plat of W. M. Nash, RLS, dated February 8, 1941, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of Goldsmith Road and Fountain Inn Drive, and running thence along Fountain Inn Drive, S. 25-30 W. 26.6 chains to a stone; thence S. 50-7.5 E. 12.21 chains to a stone; thence N. 25-52.5 E. 28 chains to an iron pin; thence N. 65-30 W. 410 chains to an iron pin; thence N. 25-52.5 E. 5.40 chains to pin in Goldsmith Road; thence along the center of Goldsmith Road, N. 89-30 W. 8.65 chains to point in road, being the point of beginning. *SSG 1-1-16.2*

This being the major portion of property as conveyed to William S. Sims by deed from Clarence Sims, et al dated February 11, 1941 recorded in the RMC Office for Greenville County in Deed Book 230, Page 245. This particular description excludes land as conveyed to Jerry O. Sims by deeds recorded in Deed Book 685, Page 34, Deed Book 831, Page 635, and deed to Lanier A. Stone and Jo Ann S. Stone recorded in Deed Book 648, Page 1, all being in the RMC Office for Greenville County. *-18-65-0070 F SSG 1-1-16*

This is the same property as conveyed to present grantor by William S. Sims by deed dated January 27, 1981 recorded in Deed Book 1182, Page 389, except for 3.21 acres reserved by grantor being described, to-wit:

BEGINNING at an iron pin, which is the Easternmost corner of Jo Ann S. Stone and Lanier A. Stone property, and running thence along Stone property line, N. 84-31-05 W. 195.45 feet to an iron pin; thence S. 23-46-10 W. 122.9 feet to an iron pin; thence S. 62-18-45 E. 177.94 feet to iron pin; thence leaving the Stone property line and running thence S. 26-07-13 W.

-Continued on back-

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 17th day of

July 19 84

SIGNED, sealed and delivered in the presence of

Mary M. Sims (SEAL)
Mary M. Sims (SEAL)

Bellevue A. Cooper (SEAL)
Bellevue A. Cooper (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) 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 17th day of July 19 84

Bellevue A. Cooper (SEAL)
Bellevue A. Cooper

Notary Public for South Carolina.

My commission expires 10/30/90

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER

GRANTOR FEMALE

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 19 day of

(SEAL)

Notary Public for South Carolina

My commission expires

RECORDED this day of 19 at M. No

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