



The State of South Carolina,

COUNTY OF GREENVILLE

FILED: **DEC 12 10 44 AM 1961**
GREENVILLE CO. S. C.

BOOK **688** PAGE **297**



KNOW ALL MEN BY THESE PRESENTS, That Mauldin Construction Co.

a corporation chartered under the laws of the State of South Carolina
and having its principal place of business at
Greenville in the State of South Carolina for and in consideration
of the sum of Thirteen Thousand, Five Hundred and No/100 - - - - - Dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee
hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and
released, and by these presents does grant, bargain, sell and release unto
James C. Sims, Sr., his heirs and assigns forever:

All that certain piece, parcel or lot of land, situate, lying and being in
the State of South Carolina, County of Greenville, being the greater portion
of Lot No. 20 and small portions of Lots Nos. 19 and 21 of a subdivision
known as Dogwood Terrace as shown on plat thereof recorded in the R.M.C.
Office for Greenville County in Plat Book UU, at Page 5, and being also
known and designated as Lot No. 20 as shown on plat entitled "Revision of
Lots Nos. 19, 20 and 21, Dogwood Terrace, Property of Mauldin Construction
Co." prepared by C. C. Jones, C.E., August 11, 1961 and having, according
to the last-mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Alpine Drive, the joint front
corner of Lots Nos. 19 and 20, as shown on the Jones plat above-mentioned
and running thence along the joint line of said lots, S. 82-38 E. 100 feet to
an iron pin; thence continuing along joint line of said lots, S. 47-16 E. 96
feet to an iron pin; thence S. 53-42 W. 151 feet to an iron pin, the joint rear
corner of Lots Nos. 20 and 21; thence along the joint line of said lots (as
shown on the Jones plat above-mentioned), N. 43-07 W. 158.7 feet to an iron
pin on the southeastern edge of Alpine Drive; thence along the southeastern
edge of Alpine Drive, N. 68-26 E. 18 feet to an iron pin; thence along the
southeastern edge of Alpine Drive, following the curvature thereof, the chord
of which is N. 44-19 E. 62.3 feet to the beginning corner; being the greater
portion of the property conveyed to the granting corporation by Horace P.
Baumgardner, Trustee, by deed dated July 20, 1961 and recorded in the R.M.C.
Office for Greenville County in Deed Vol. 678, at Page 376 and also portions
of the property conveyed to the granting corporation by deeds recorded in
Deed Vol. 680, at Page 404 and Deed Vol. , Page .

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