

✓ TITLE TO REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOWN ALL MEN BY THESE PRESENTS, that We, Larry A. Sims and Charlotte J. Sims,

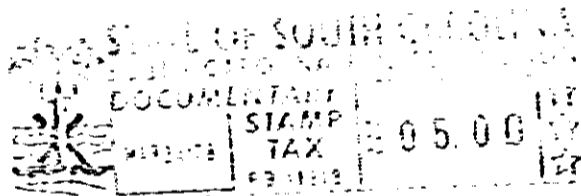
in consideration of The exchange of Real Estate valued at Two Thousand Five ~~XXXXX~~
Hundred and 00/100 (2,500.00) Dollars
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and
release unto J. Cecil Sims, his heirs and assigns, forever:

All that piece, parcel or tract of land in Oaklawn Township, Greenville
County, South Carolina, situate, lying and being on the Northern side of
a county road and having according to a plat of "Property of Lois C. Peoples"
dated April 7, 1951, prepared by J. C. Hill, L.S., the following metes and
bounds:

BEGINNING at a nail and cap in the center of a county road and running
thence along the center of said county road, S. 82 W. 171 feet to a point;
thence continuing along the center of said road, S. 86-20 W. 33 feet to a
point; thence N. 4-30 W. 1,172 feet to a stake; thence S. 64-45 E. 428 feet
to a stake; thence S. 20-15 W. 501 feet to a stone; thence S. 15-55 E. to a
nail and cap in the center of said county road, the point of beginning,
containing 4.41 acres, more or less, and being the same property conveyed
to Larry A. Sims and Charlotte J. Sims by a Deed from Allan L. Peoples dated
May 31, 1974 and recorded on May 31, 1974 in the RMC Office for Greenville
County, South Carolina in Deed Book 1000 at Page 210.

This property is subject to existing easements, restrictions and rights of
way upon or affecting said property. - 45-586.2-1-23.1

The mailing address of J. Cecil Sims is: Route 3, Pelzer, S.C. 29669



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, successors
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs, successors, executors and administra-
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs, successors and assigns
against the grantor(s) and the grantor's(s) heirs, successors and assigns 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 24th day of March 19 78

SIGNED, sealed and delivered in the presence of:

Catherine E. McDonald
E. Randolph Stone

Larry A. Sims (SEAL)
Larry A. SIMS (SEAL)

Charlotte J. Sims (SEAL)
Charlotte J. SIMS (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 other witness subscribed above
witnessed the execution thereof.

SWORN to before me this 24th day of March 19 78

E. Randolph Stone (SEAL)
Notary Public for South Carolina
My commission expires: 01-04-81

Catherine E. McDonald

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 whom-
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs, 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
24 day of March 19 78.
E. Randolph Stone (SEAL)
Notary Public for South Carolina
My commission expires: 01-04-81

Charlotte J. Sims
Charlotte J. Sims

RECORDED this 24 day of March 19 78, at 3:12 P. M., No. 28151

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