

1027-115

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Charles F. Sims, Jr. hereinafter referred to as Grantor, in consideration of the sum of Forty-Four Thousand Five Hundred and No/100 (\$44,500.00) DOLLARS, paid to Grantor by David F. Watson, Jr. and Eleanor G. Watson hereinafter referred to as Grantee, at and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee their heirs and assigns, forever:

ALL that lot of land situate on the east side of Pimlico Road, in the City of Greenville, in Greenville County, South Carolina, shown as Lot no. 507, on Plat of Section D, of Gower Estates, made by R. K. Campbell and Webb Surveying and Mapping Co., May 1964, recorded in the R.M.C. Office, for Greenville County, S. C., in Plat Book RR, at Pages 192 and 193, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Pimlico Road, at the joint corners of Lots 506 and 507 and runs thence along the line of Lot 506 S. 87-55 E. 140 feet, to an iron pin; thence with the line of Lot 505 S. 62-25 E. 92 feet to point in center of branch; thence along the center of the branch (the traverse line being S. 29-02 W. 84.2 feet) to a point in center of branch, at the joint rear corners of Lots 507 and 508; thence along the line of Lot 508 N. 87-25 W. 190 feet, to an iron pin on the east side of Pimlico Road; thence along Pimlico Road N. 2-35 E. 108 feet to the beginning corner.

This is the same property conveyed to grantor by deed recorded in the RMC Office for Greenville County in Deed Book 807 at Page 312. This lot is conveyed subject to the restrictive covenants recorded in Deed Book 753, Page 571, of the R.M.C. Office, State and County aforesaid and subject to easement along the north side and along the rear of this Lot, as shown on the recorded Plat, for drainage.

158 Pimlico Rd
Greenville, SC



89.00
48.95
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TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever.
AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 7th day of November, 1975.

Charles F. Sims, Jr. (Seal)
Charles F. Sims, Jr. (Seal)

Signed, Sealed and Delivered in the Presence of

Lewis C. Barker, Jr. (Seal)
Roy H. McJunkin (Seal)
Grantor (Seal)

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

7 day of Nov 1975,
Roy H. McJunkin (Seal)
Notary Public for South Carolina
My Commission expires 12/8 1981

Lewis C. Barker, Jr.
Lewis C. Barker, Jr.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Charles F. Sims, Jr. wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantor and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

19th day of Nov 1975
D. Allen Greenhouse (Seal)
Notary Public for South Carolina
My Commission expires 4/21 1984

Linda A. Sims
Sims

Recorded this 12 day of NOV 12 1975 at 11:27 A.M. No. 12558

Re-RECORDED JUL 26 1979
at 11:42 A.M.

4328 RV-2