

James H. Simkins et al.
1979 Aug 14th to 1980 City
2076 of

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

VOL 1118 PAGE 419

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S.C.
2 50 PM '80
M.C. WILKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that JAMES H. SIMKINS, ROBERT M. SIMKINS, JR.
AND JOHN E. SIMKINS

in consideration of \$1.00 LOVE AND AFFECTION 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 Lillie M. Simkins

A Life Estate in and to the following describe property:

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 1.74 acres, more or less, as shown on Plat entitled "Property Plat Showing Tract Cut from the Virginia Simkins Estate" by Kermit T. Gould, R.L.S., dated November 20, 1971, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of South Carolina Highway #25 By-Pass, joint front corner of property of John E. Simkins and running thence with the line of property of John E. Simkins, N. 50-16 W. 345.50 feet to an iron pin; thence with the other property of the Virginia Simkins Estate S. 22-12 W. 331.22 feet to an iron pin; thence continuing with said property of Virginia Simkins Estate, S. 82-16 E. 304 feet to an iron pin on U.S. Highway #25 By-Pass; thence with said Highway N. 35-00 E. 155.12 feet to the point of beginning.

-13-312-472-1-9.2

DERIVATION: Probate file of Virginia Simkins recorded in the Probate Office of Greenville County in Apartment #1166, File 17.

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 administrators 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 14th day of December 1979

SIGNED, sealed and delivered in the presence of:

Mary M. Cannon
S. Gray Walsh

James H. Simkins (SEAL)
Robert M. Simkins, Jr. (SEAL)
John E. Simkins (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 14th day of December 1979.

S. Gray Walsh (SEAL)
Notary Public for South Carolina
My commission expires: 6/15/89

Mary M. Cannon

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 whomsoever, 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 14th day of December 1979.

S. Gray Walsh (SEAL)
Notary Public for South Carolina
My commission expires: 6/15/89

Elizabeth N. Simkins
Robert M. Simkins
John E. Simkins

RECORDED JAN 7 1980 day of 19 at 2:50 P. M., No. 21331

430 - 4 - 13 P 14 472 - 1 - 9

0 4 7 9

4328 RV-2