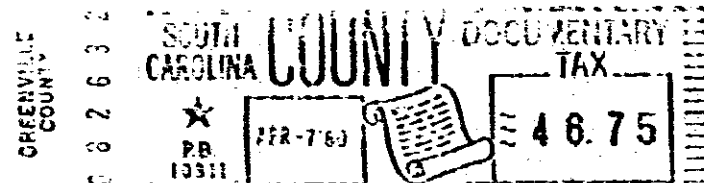
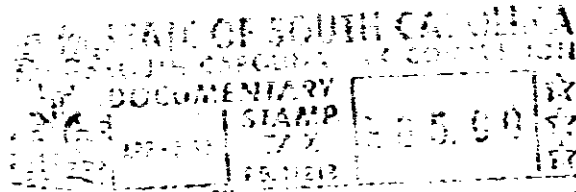


State of South Carolina, FILED  
COUNTY OF GREENVILLE, S.C.

APR 7 3 37 PM '80  
DONN HANBERSLEY  
R.M.C.

Know all Men by these Presents, That we, Helen Marie Alverson Mitchell, Bobby Jean Alverson Carr, Billy Steel Alverson, Ruby Elizabeth Alverson Childress, James Irving Alverson, Nancy Rebecca Alverson Tollison, Furman Eddie Alverson, Connie Jones, Lewis Steven Gosnell and Marshall Ray Arms,



in the State aforesaid,

in consideration of the sum of Forty-two Thousand Fifty-six and no/100----- Dollars (\$42,056.00)

to us paid by Larry A. Sims and Charlotte J. Sims,

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Larry A. Sims and Charlotte J. Sims,

All that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, and being a portion of the James C. Alverson and Clara B. Alverson Kuykendall Estate, with the property further shown on a plat prepared by Carolina Surveying Co., Registered Land Surveyors, Greenville, South Carolina, designated James C. Alverson Estate, and dated January 8, 1980, with the property having the following metes and bounds:

Beginning at a point on the Old Hundred Road, which is also the joint corner of property owned by the grantees and property conveyed on this date to Furman Eddy Alverson; thence N. 73-17 E. down the said road 235 feet to a point; thence N. 65-20 E. 209.8 feet to a point; thence S. 27-01 E. across the said road 34 feet to a point; thence S. 48-02 E. 814.2 feet to a point; thence S. 50-24 E. 109.2 feet to a point; thence N. 68-30 E. 124 feet to a point; thence S. 30-20 E. 601.4 feet to an old iron pin; thence S. 67-14 W. 836.1 feet to a point; thence N. 31-25 W. 257.8 feet to a point; thence S. 60-01 W. 284.8 feet to a point in Slatton Shoals Road; thence along said Slatton Shoals Road N. 30-00 W. 255 feet to a point; thence along said road N. 30-11 W. 478.1 feet to a point; thence N. 25-59 W. 86.6 feet to a point; thence N. 18-29 W. 95.9 feet, continuing along said road; thence along said road S. 89-40 W. 29.3 feet to a point; thence along said road N. 11-11 E. 418.6 feet to the point of beginning, containing 30.04 acres.

(22)-45-586.2-1-13

This is a portion of the property conveyed to James C. Alverson by deed dated June 11, 1947, recorded in Deed Book 314, page 92, RMC Office for Greenville County, and subsequently corrected by deed dated June 11, 1947, and recorded in Deed Book 342, at Page 92. Reference is also made to the Estates of James C. Alverson and Clara B. Alverson Kuykendall, Probate Court, Greenville County, Apartment 747, File 8, and Apartment 1579, File 28-A. That the grantors are the only heirs at law and beneficiaries under the will of Clara B. Alverson Kuykendall, except Marshall Ray Arms, Connie Jones and Lewis Steven Gosnell acquired their interest in the property from Frances Alverson Arms, who died intestate leaving them as her only heirs at law.

This deed is subject to any restrictions, easements, or rights-of-way not of public record. Grantees to pay 1980 taxes.

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