

TITLE TO REAL ESTATE - Deed, through plat, to be recorded in the RMC Office for Greenville County, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
1 46 PM '81
RMC
ERSLEY

P. O. Box 8815
Greenville, SC 29604

KNOW ALL MEN BY THESE PRESENTS, that Eugene C. Brown

in consideration of One Hundred Thirty Thousand and NO/100ths (\$130,000.00) ----- 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 James H. Simkins

ALL that piece, parcel or lot of land, together with buildings and improvements,
situate, lying and being at the Northeastern corner of the intersection of
Laurens Road with Dunrovin Street (formerly known as James Street) in the City
of Greenville, Greenville County, South Carolina, being shown and designated as
Lot No. 13 and a small portion of Lot No. 14 on a Plat of the Property of Emma
C. Poag, recorded in the RMC Office for Greenville County, South Carolina, in
Plat Book K, Page 68, and having, according to a Plat of the Property Eugene C.
Brown made by C. C. Jones, Engineer, dated November 30, 1971, and recorded in
the RMC Office for Greenville County, South Carolina in Plat Book 4L, Page 181,
the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeastern corner of the intersection of
Laurens Road with Dunrovin Street and running thence along the Eastern side
of Dunrovin Street N. 34-15 E. 200 feet to an iron pin; thence S. 55-45 E.
85.3 feet to an iron pin in the line of Lot No. 14; thence a new line through
Lot No. 14, S. 34-15 W. 200 feet to an iron pin on Laurens Road; thence along the
Northern side of Laurens Road, N. 55-45 W. 85.3 feet to an iron pin, the
beginning corner. - 15 - 57 - 98 - 2 - 12

ALSO, a non-exclusive right of way or easement which was previously conveyed
by Bomar Enterprises, Inc. to Eugene C. Brown, his heirs, assigns, executors,
and administrators as a covenant running with the land in perpetuity for

(continued on back)
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 9th day of January 19 81

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature]
Eugene C. Brown (SEAL)

GREENVILLE COUNTY
RECORDED
143.00 (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 9th day of January 1981 .

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 6/15/82

[Signature]

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
9th day of January 19 81.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 6/15/82

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4325 RV.2