



Attorneys at Law, Greenville, S. C.



Know All Men by These Presents:

That I, B. C. Sims in the State aforesaid,
in consideration of the sum of Three Thousand and No/100 (\$3000.00) DOLLARS,
and assumption of mortgage set out below

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Jack Marshall Gardo, his heirs and assigns forever:

All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, containing 12.45 acres, more or less, and being more particularly described according to a plat prepared by J. C. Hill, June 28, 1954, as follows:

BEGINNING at a point in the center of New Farr's Bridge Road, in line of land now or formerly owned by Gilstrap, and running thence with the Gilstrap line, N. 4-10 W. 505.5 feet to a point; thence N. 61 E. 120 feet to a stone in the edge of the branch; thence with the center line of the branch as the line in a Northwesterly direction to a point where said branch enters the Saluda River; thence with the center line of the Saluda River in a Southwesterly direction to land now or formerly owned by Anthony; thence with the Anthony line S. 75 E. 464.3 feet to an iron pin; thence continuing with the Anthony line, N. 73-45 E. 241 feet to iron pin; thence continuing with the Anthony line, S. 0-25 W. 398.5 feet to a point in the center of the New Farr's Bridge Road; thence with center of said road, N. 51-50 E. 152 feet to a point in the Jenkins land; thence with the Jenkins land, N. 13-30 W. 78 feet to iron pin; thence still with the Jenkins land, S. 86-10 E. 98.5 feet to the center line of New Farr's Bridge Road; thence with center line of said road, N. 51-50 E. 239.1 feet to the point of beginning. Being a portion of the premises conveyed to the grantor by C. A. Jenkins by deed recorded in Book of Deeds 415 at Page 261.

This conveyance is made subject to the right-of-way for the New Farr's Bridge Road.

TOGETHER with the following personal property situate upon the premises hereinabove described, to-wit: one 6 inch sand pump complete with case power unit; one steel sand bin; one 6 inch steel pipe; two flexible rubber hoses; one suction hose with steel cord inside, together with all other machinery and equipment used in connection with the sand pit situate upon said premises.

Grantee is to pay 1954 taxes, As a part of the consideration for this deed the grantee assumes and agrees to pay a balance due of \$13,000.00 on a mortgage held by Belton Sims, Jr. recorded in Volume 582 at Page 187.

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(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 13th day of October in the year of our Lord One Thousand Nine Hundred and Fifty-Four

Signed, Sealed and Delivered in the Presence of

Ena W. King
E. M. Blythe, Jr.



B. C. Sims

(Seal)
(Seal)
(Seal)
(Seal)
(Seal)

STATE OF SOUTH CAROLINA,
Greenville County

Personally appeared before me Ena W. King

and made oath that she saw the within named grantor(s) B. C. Sims sign, seal and as his act and deed deliver the within written deed, and that she, with E. M. Blythe, Jr. witnessed the execution thereof.

Sworn to before me this 13th day of October, A. D. 1954.
E. M. Blythe, Jr. (Seal)
Notary Public for South Carolina

Ena W. King

STATE OF SOUTH CAROLINA,
Greenville County

RENUNCIATION OF DOWER

I, E. M. Blythe, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mamie L. Sims wife of the within named B. C. Sims 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 Jack Marshall Gardo, his Heirs and Assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 13th day of October, A. D. 1954.
E. M. Blythe, Jr. (Seal)
Notary Public for South Carolina

Mrs. Mamie L. Sims

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 13th day of October

1954, at 12:46 P. M., No. 23374