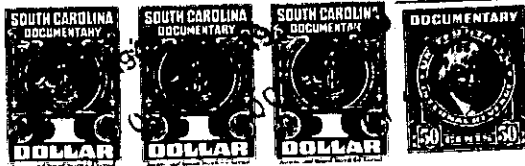


STATE OF SOUTH CAROLINA, GREENVILLE CO. S. C.

GREENVILLE COUNTY

OCT 17 10 58 AM 1949



Know All Men by These Presents:

That I, William M. Sims, Jr. in the State aforesaid, in consideration of the sum of Eleven Hundred and No/100 (\$1100.00) 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 Bill B. Grogan and Anne Mae Grogan, their heirs and assigns forever:

All that lot of land in Cantt Township, Greenville County, State of South Carolina, on the Southern side of Gatling Avenue near the City of Greenville, being shown as lot No. 226 on Plat of Augusta Road Ranches made by Dalton & Neves in April, 1941, revised in April 1942, recorded in the R.M.C. Office for Greenville County in Plat Book M, at Page 47, and described as follows:

BEGINNING at a stake on the Southern side of Gatling Avenue, 591.9 feet West from Old Augusta Road at corner of lot No. 227, and running thence with the line of said lot, S. 00-13 E. 140 feet to a stake; thence S. 80-47 W. 60 feet to a stake, corner of lot No. 225; thence with the line of said lot, N. 00-13 W. 140 feet to a stake on Gatling Avenue; thence with the Southern side of Gatling Avenue, N. 89-47 E. 60 feet to the beginning corner.

Said premises being the same conveyed to the grantor by Better Home Builders, Inc. by deed recorded in Volume 332 at Page 335.

As a part of the consideration for this deed the grantee assumes and agrees to pay a balance of \$5937.83 due on a mortgage executed by the grantor to Aiken Loan & Security Company recorded in Book of Mortgages 377 at Page 161.



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 their 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 17 day of October in the year of our Lord One Thousand Nine Hundred and Forty-Nine

Signed, Sealed and Delivered in the Presence of.

Ena W. King
Ben C. Thornton

William M. Sims, Jr. (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) William M. Sims, Jr.

written deed, and that she, with Ben C. Thornton sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 17 day of October, A. D. 1949
Ben C. Thornton (Seal)
Notary Public for South Carolina

Ena W. King

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Ben C. Thornton

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Carrie Lee Sims wife of the within named William M. Sims, Jr.

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 Bill B. Grogan and Anne Mae Grogan, their Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 17 day of October, A. D. 1949
Ben C. Thornton (Seal)
Notary Public for South Carolina

Mrs. Carrie Lee Sims

Cancelled documentary stamps attached: S. C. \$ 58 A. 24590
Recorded this 17th day of October 1949 at 10 M., No.

212-6-24