8M 10-58
TITLE OF REAL ESTATE —Form 137½—W. A. Seybt & Co., Office Supplies, Greenville, S. C.

BOOK 640 PAGE 505

# STATE OF SOUTH CAROLINA

COUNTY OF Greenville

DEC 15

## Know All Men by These Presents:

That I, James M. Sims in the State aforesaid,
in consideration of the sum of Ten Dollars and Love and affection DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said James W. Sims his Heirs and Assigns forever:

All that piece, parcel or lot of land lying, being and situate in the County and State aforesaid, Dunklin Township, with the following metes and bounds, to-wit: Beginning at an iron pin in the Southwestern edge of the Dunklin Bridge Road, said pin measuring a distance of 14 feet in a Southeasterly direction from the Southeast corner of lot of Mrs. Ethel Sims, and running thence along said road in a southeasterly direction 175 feet to an iron pin, joint corner on said road with other lands of the Grantor; thence with joint line of other lands of the Grantor S. 50-00 W. 175 feet to an iron pin; thence N. 47 W. 175 feet to an iron pin, said pin measuring a distance of 94 feet S. 47 E. from the line of land of the Estate of W. M. McDougle; thence N. 50-00 E. 175 feet to and iron pin in the Southwest edge of said Dunklin Bridge Road, the point of beginning, and bounded by said Dunklin Bridge Road, other lands of the Grantor and a 14 foot driveway which forms the Northwestern boundary and separates said lot from the lot of the said Mrs Ethel Sims.

The within conveyed premises be a portion of a tract of land conveyed to the Grantor herein by deed of R. L. Sims dated Feb. 20, 1951, recorded in Deed Book 429, page 353, R. M. C. Office for Greenville County, S. C., and a portion of the tract of land conveyed to the Grantor in deed of M. E. Sims, dated December 2, 1953, of record in said Office in Deed Book 490, page 9.

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 twelfth day of December in the year of our Lord One Thousand Nine Hundred and fifty-nine

Signed, Sealed and Delivered in the Presence of

V. M. (Buck) Babb
V. M. Babb, Jr.

James M. Sims (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

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State of South Carolina
COUNTY OF Greenville

Personally appeared before me V. M. (Buck) Babb

and made oath that he saw the within named grantor(s) James M. Sims sign, seal and as his act and deed deliver the within written deed, and that he, with V. M. Babb, Jr., witnessed the execution thereof.

Sworn to before me this 12th day of December, A. D., 19 59

V. M. Babb, Jr. (Seal)
Notary Public for South Carolina

V. M. (Buck) Babb

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State of South Carolina
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, V. M. Babb, Jr., Notary Public, do hereby certify unto all whom it may concern, that Mrs. Ruby J. Sims wife of the within named James M. 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 James W. Sims his 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 12th day of December, A. D., 19 59

V. M. Babb, Jr. (Seal)
Notary Public for South Carolina

Ruby J. Sims

Cancelled documentary stamps attached: S. C. $____; U. S. $____ P.

Recorded this 15th day of December 19 59, at 3:58 M., No. #17487

578-1-15.1 — 0.7.1c
Out Of 578-1-18