

JUN 15 3 58 PM '75

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

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KNOWN ALL MEN BY THESE PRESENTS, that we, Charles F. Sims, Jr. and Lewis C. Barker, Jr.

in consideration of Twenty-six and 00/100 (\$26,000.00)----- 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 Clayton W. Coggins and Gloria E. Coggins, their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and being shown as Lot No. 59 on plat of Western Hills, recorded in the R.M.C. Office for Greenville County in Plat Book QQ at pages 98 and 99 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Provo Drive at the joint front corner of lots 58 and 59 and running thence with the common line of said lots S. 15-45 E. 160.0 feet to an iron pin; thence N. 68-24 E. 100.9 feet to an iron pin; thence N. 15-45 W. 150.2 feet to an iron pin on the southerly side of Provo Drive; thence with said drive S. 74-15 W. 100.0 feet to the point of beginning, and being the same property conveyed by Earl C. Riddle and Sandra G. Riddle to Charles F. Sims, Jr. and Lewis C. Barker, Jr. by a deed dated May 15, 1975, and recorded in the R.M.C. Office for Greenville County, South Carolina, on May 15, 1975, in Deed Book 1018 at Page 354.

This property is subject to existing easements, restrictions, and rights of way upon or affecting said property.

Grantees to pay 1976 property tax.

- 308 - B8.2 - 1 - 203



520
Greenville County
Seal
28.00
100 No. 500 Sec. 1

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 administrators 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 11th day of June 1976

SIGNED, sealed and delivered in the presence of:

Carol L. Burger
E. Randolph Stone

Charles F. Sims, Jr. (SEAL)

Lewis C. Barker, Jr. (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 11th day of June 1976

E. Randolph Stone (SEAL)
Notary Public for South Carolina 1-4-81
My commission expires:

Carol L. Burger
Carol L. Burger

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 whomsoever, 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 11th day of June 1976
E. Randolph Stone (SEAL)
Notary Public for South Carolina 1-4-81
My commission expires:

Linda H. Sims
Lou Jean T. Barker

RECORDED this JUN 15 1976 at 3:58 P.M., No. 32681

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