

TITLE TO REAL ESTATE — Offices of BAINEY, FANT, & McKAY, P.A., Attorneys at Law, 115 Broadus Ave., Greenville, S. C.

16 Jones Avenue, Greenville, S. C.
THE STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

FILED
JUN 22 1967
W. S. TANKERSLEY
REC'D.

973

KNOW ALL MEN BY THESE PRESENTS, That C. M. Ballentine, Administrator cum testamento annexo of the Estate of L. K. Simpson, Deceased in the State aforesaid, in consideration of the sum of Twenty-Five Thousand Five Hundred and no/100 (\$25,500.00)----- Dollars to him in hand paid at and before the sealing of these presents by Ernest W. Powell, Jr. (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 Ernest W. Powell, Jr., his heirs and assigns forever:

ALL that certain piece, parcel or lot of land in the City of Greenville, Greenville County, State of South Carolina, on the West side of Jones Avenue, and being known and designated as Lot No. 5 of the property of Parrish, Gower & Martin, and having according to said plat, recorded in Plat Book H at page 176, the following metes and bounds, to-wit:

BEGINNING at an iron pin on West side of Jones Avenue, the joint corner of Lots 5 and 6; thence with joint line of said lots N. 89-12 W. 175 feet to an iron pin on East side of a 15 foot alley; thence with line of said alley S. 0-48 W. 61 feet to an iron pin rear corner of lots 5 and 4; thence with joint line of said lots S. 89-12 E. 175 feet to an iron pin on West side of Jones Avenue; thence with West side of Jones Avenue as a line N. 0-48 E. 61 feet to point of beginning.

500 11.2 - 5-6

The above-described property is the same property conveyed to L. K. Simpson by deed of Frances G. Morris recorded in the R.M.C. Office for Greenville County, S. C. on January 21, 1957 in Deed Book 569 at Page 354. L. K. Simpson died testate on November 16, 1963 while a citizen and resident of Greenville County, South Carolina, leaving of force his last will and testament dated July 24, 1957 on file in the Office of the Probate Court for Greenville County, South Carolina, in Apartment 850, File 24. Under the terms of said will, J. H. Simpson and Cora L. Simpson were named Executor and Executrix thereof, duly qualified as such and were granted the power to dispose of the above described property as will more fully appear by reference to Item III of said will. J. H. Simpson and Cora L. Simpson, Executor and Executrix of said will, have since deceased. Prior to the death of Cora L. Simpson, C. M. Ballentine was appointed Administrator cum testamento annexo of the Estate of L. K. Simpson as will appear by reference to the above mentioned Probate Court file.

This conveyance is made subject to any restrictions, zoning ordinances, or easements that may appear of record, on the recorded plat, or on the

850 AS

DOCUMENTARY STAMP TAX 51.00

GREENVILLE COUNTY 57064 SOUTH CAROLINA COUNTY DOCUMENTARY TAX 28.05

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