

DONNIE S. YANKERSLEY
R.M.C.

FILED

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SEP 7 1979

1111 PAGE 9

in consideration of FIFTEEN THOUSAND & NO/100- - - - (\$15,000.00)- - - - - 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

JAMES E. SIMONS AND BETTY J. SIMONS, THEIR HEIRS AND ASSIGNS, FOREVER,
PO BOX 62, CLEVELAND, SC

All that certain piece, parcel, or tract of land situate, lying, and being in the State of South Carolina, Greenville County, Cleveland Township, on the southwestern side of Geer Highway (U.S. Hwy. 276) containing 19.13 acres, more or less, and according to plat made by W. R. Williams, Jr., March 25, 1977, recorded in Plat Book 7-4, page 80, and having the following metes and bounds, to-wit:

BEGINNING at o.i.p. on the southwestern side of U.S. Hwy. 276 right-of-way, continuing in a southeasterly direction with said r-o-w, S. 70 - 42 E. 1079 ft. to a point at the intersection of Echo Lane, line running with the center of the said Echo Lane S. 25 - 51 W. 191.1 ft. to a n/c in the center of said road, continuing S. 44 - 47 W. 60 ft. to a n/c; thence S. 73 - 21 W. 134.7 ft. to a n/c; thence S. 42 - 05 W. 100 ft. to a n/c; thence S. 13 - 47 W. 300 ft. to a n/c; thence S. 6 - 26 W. 135 ft. to a n/c; thence S. 17 - 50 E. 120 ft. to a n/c in the center of said road; leaving said road and following property of the Grantor to the beginning corner S. 75 - 01 W. 233.5 ft. to an i.p., passing an i.p. in the r-o-w of Echo Lane 25 ft. from the center of the road; thence N. 48 - 46 W. 168 ft. to an i.p.; thence N. 66 - 03 W. 160.8 ft. to an i.p.; thence N. 40 - 23 W. 169.9 ft. to an i.p. along the old railroad bed; thence N. 34 - 13 W. 170.9 ft. to an i.p.; leaving said railroad bed N. 10 - 44 W. 340.3 ft. to an i.p.; thence N. 16 - 44 W. 204.1 ft. to an i.p. along the chainlink fence and passing over the creek; thence S. 70 - 46 E. 100 ft. to an o.i.p.; thence N. 44 - 00 E. 350 ft. to o.i.p., the beginning corner.

See recorded plat for extension of right-of-way at the creek culvert to 75 ft. width by 90 ft., this acquired by South Carolina Highway Department June 12, 1970.

This property is subject to drainage as shown on plat and any other existing easements as recorded.

(5) 369 524.2 - 1 - 5.7
of 524.2 - 1 - 5.5

Derivation Clause: Echo Valley Park, Inc. to Melvin L. Jarrard and Clara F. Jarrard, March 20, 1973, Book 970 of Deeds, page 370.

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same of any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 6th day of Sept. 1979

SIGNED, sealed and delivered in the presence of:

Eugenia A. Landruth
Roy Lee Monroe

Melvin L. Jarrard (SEAL)
Clara F. Jarrard (SEAL)
Clara F. Jarrard (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 6th day of Sept. 1979
Roy Lee Monroe (SEAL)

Eugenia A. Landruth

Notary Public for South Carolina
My commission expires Jul 10 1980

RECORDS OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP \$16.50

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

RENUNC

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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 6th day of Sept. 1979
Roy Lee Monroe (SEAL)

Clara F. Jarrard
Clara F. Jarrard

Notary Public for South Carolina
My commission expires Jul 10 1980

RECORDED this SEP 7 1979 day of at 12:00 P.M. 8312

GREENVILLE COUNTY DOCUMENTARY TAX \$16.50

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