

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Grantee Address:  
Rt. 15, Ridgewood Drive  
Greenville, SC 29607

VGL 1210 PAGE 440

KNOW ALL MEN BY THESE PRESENTS, that FRED E. SIMMS, JR.

in consideration of One Thousand and No/100 (\$1,000.00)----- 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 C. HOLMES, his Heirs and Assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 26 as shown on plat of Fore Estates subdivision, recorded in the RMC Office for Greenville County in Plat Book BB, Page 61, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Polk Boulevard, joint front corners of Lots Nos. 25 and 26 and running thence along the line of said lots, S 69-20 E 180 feet to an iron pin at rear corner of Lots 9 and 8; thence running with rear line of Lot 8, N 20-40 E 83 feet to iron pin at rear corner of Lot 27; thence running with line of said lot, N 69-20 W 180 feet to iron pin on Polk Boulevard; thence running with Polk Boulevard, S 20-40 W 83 feet to iron pin at point of beginning.

This property is subject to restrictions, covenants and conditions as recorded in the RMC Office for Greenville County in Book 495, Page 523. This conveyance is also made subject to any restrictions, reservations, zoning ordinances, rights of way and easements that may appear of record, on the recorded plat(s) or on the premises.

Being the same property conveyed to Ollie Mae Sims by deed of M. W. Fore recorded in the RMC Office for Greenville County on June 22, 1962 in Deed Book 700, Page 497. Ollie Mae Sims died testate on 8-23-79 leaving the within described property to Fred E. Simms, Jr. as may be seen by reference to Probate Court records for Greenville County in Apartment 1572, File 20.

14-166-247-5-52

GRANTEE shall be responsible for payment of 1984 taxes.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX  
APR 12 1984  
STAMP TAX \$02.00

GREENVILLE COUNTY  
1-0-8-2-0  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
APR 12 1984  
PB 12311  
01.10

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 heirs or successors and assigns, forever. And, the grantor's does hereby bind the grantor, and the grantor'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 heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 9th day of April, 1984

SIGNED, sealed and delivered in the presence of

*Susan L. Pingle* (SEAL)  
*Arda M. Bean* (SEAL)  
*Fred E. Simms, 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/he 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 9th day of April, 1984

*Arda M. Bean* (SEAL) *Susan L. Pingle* (SEAL)  
Notary Public for South Carolina

My commission expires ~~1-20-93~~ 12-7-92

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 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

9th day of April, 1984  
*Susan Simms* (SEAL)  
Susan Simms

Notary Public for South Carolina

My commission expires 7-21-91

RECORDED this day of APR 12 1984 at 3:00 P/M, No. 4.0000

5470

74328 (RV-2)