

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Laura M. Ridgeway

in the State aforesaid
in consideration of the sum of Seventeen Hundred fifty no/100 DOLLARS,

and the assumption of the mortgage indebtedness hereinbelow set forth
to me paid by J. C. Sims

in the State aforesaid, (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 J. C. Sims

All that piece, parcel or lot of land in Dunklin Township, Greenville County, State of South Carolina.

containing 3.41 acres, more or less, situate on the west side of Reedy River, having the following metes and bounds: Beginning on a beech 3x on the bank of the river, and running thence S. 14 W. 7.50 chains to stake 3x on branch; thence up the meanders of said branch to an Ash 3x; thence up said branch to a sweet gum 3x near the spring; thence N. 38 W. 17.50 chains to dead post oak 3x; thence N. 64 1/2 E. 8.20 chains to stone 3x; thence N. 15 W. 10 chains to stone 3x; thence N. 75 E. 17.50 chains to stone 3x; thence S. 2 E. 4.17 chains to stone 3x near spring; thence down the meanders of the spring branch to a white oak, corner of its junction with the river; thence down the meanders of the river to beginning, bounded on the south by lands now or formerly belonging to Hewlett Sullivan, west by lands now or formerly of H. Sullivan and Mrs. M. D. Latimer, north by lands James M. Sullivan and Mrs. Nancy Sullivan, and east by Reedy River.

Also all that piece, parcel or tract of land in Dunklin Township, Greenville County, South Carolina, containing 3.42 acres, more or less, having the following courses and distances, to-wit:

Beginning at a stone 3x on James J. Shumate's and Ramsey's line, thence down the branch S. 34 1/2 E. 17.50 to a stake 3x; thence S. 63 3/4 W. 2.50 to a stone 3x; thence N. 14 3/4 W. 4.16 to white oak 3x; thence N. 40 1/2 W. 14.77 to stone 3x on Ramsey's line; thence N. 67 3/4 E. 2.62 to a stone 3x and the beginning corner, bounded by lands of J. J. Shumate, Ramsey's Estate, and the old Latimer land now owned by B. M. McGee and others, said lot being cut off and surveyed by W. M. Nash, February 27, 1902, being the same conveyed to James J. Shumate by B. M. McGee by deed dated September 21, 1903, recorded in Book 5, page 398.

As part of the consideration for this conveyance the grantee herein assumes and agrees to pay the mortgage indebtedness covering the above described premises in the sum \$25.00 represented by mortgage executed February 18, 1944, recorded in book 324, page 343, together with interest from this date.