

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY

OLLIE FARNSWORTH

Know All Men by These Presents:

That ~~James E. Woodside and John W. Smith, Jr.~~

in consideration of the sum of ~~Sixteen Thousand, Five Hundred, Fifty and No/100~~ in the State aforesaid, (\$16,550.00) --- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Ronald E. Sims and Carolyn J. Sims, their heirs and assigns, forever:

ALL that lot of land situate on the east side of Jasper Drive, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 212 on Plat of Augusta Acres, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book S at Page 201 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Jasper Drive at the joint front corner of Lots 211 and 212 and runs thence along the line of Lot 211 S. 80-50 E. 199.6 feet to an iron pin; thence S. 9-10 W. 100 feet to an iron pin; thence with the line of Lot 213 N. 80-50 W. 199.6 feet to an iron pin on the east side of Jasper Drive; thence along Jasper Drive N. 9-10 E. 100 feet to the beginning corner.

This being the same property conveyed to the grantors by deed of Henry Bass and Dorothy B. Bass, dated June 30, 1970, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 894 at Page 265.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property.

The Grantees are to pay 1970 Taxes.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

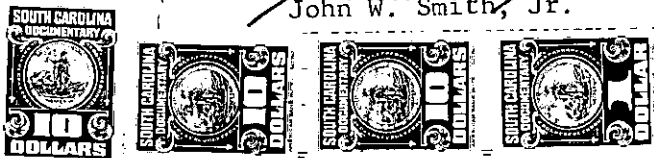
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's (s) Heirs and Assigns against the grantor(s) and the grantor's (s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's (s) hand and seal this 5th day of November in the year of our Lord One Thousand Nine Hundred and Seventy

Signed, Sealed and Delivered in the Presence of

*Dell M. Reddick*  
*Patrick C. Fant, Jr.*

*James E. Woodside* (Seal)  
James E. Woodside (Seal)  
*John W. Smith, Jr.* (Seal)  
John W. Smith, Jr. (Seal)



State of South Carolina, }  
Greenville County

Personally appeared before me Dell M. Reddick

and made oath that she saw the within named grantor(s) James E. Woodside and John W. Smith, Jr. sign, seal and as their act and deed deliver the within written deed, and that she, with Patrick C. Fant, Jr. witnessed the execution thereof.

Sworn to before me this 5th day of November, A. D. 19 70

*Patrick C. Fant, Jr.* (Seal)  
Notary Public for South Carolina  
My Commission Expires April 17, 1979

*Dell M. Reddick*

State of South Carolina, }  
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances S. Woodside and Roberta C. Smith wife of the within named James E. Woodside and John W. Smith, Jr. did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Ronald E. Sims and Carolyn J. Sims, their, Heirs and Assigns, all her interest and estate,

and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 5th day of November, A. D. 19 70

*Patrick C. Fant, Jr.* (Seal)  
Notary Public for South Carolina  
My Commission Expires April 17, 1979  
Cancelled documentary stamps attached: S. C. \$ ; U. S. \$

*Frances S. Woodside*  
Frances S. Woodside  
*Roberta C. Smith*  
Roberta C. Smith

Recorded this 12th day of November 19 70, at 11:22 A.M. #11496

81-9-6-18