

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: Vol 1058 Page 643

714 W. Curtis Street  
Simpsonville, S. C. 29681

KNOW ALL MEN BY THESE PRESENTS, that Ben W. Garrett and G. Sidney Garrett

in consideration of --One Thousand Five Hundred & 00/100 (\$1,500.00)----- Dollars,

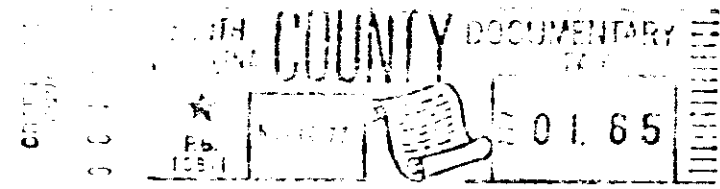
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Willie Sexton and Clara Mae Sexton, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and shown as 0.38 acre tract on plat of Property of Willie & Clara Mae Sexton prepared by T. H. Walker, Jr., R.L.S., dated October 31, 1977, to be recorded in Plat Book 6K, Page 39, R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the northeastern corner of a 0.62 acre tract as shown on aforesaid plat, and running thence along the western edge of said 0.62 acre tract, S. 23-05 E., 176.77 feet to an iron pin; thence turning and running S. 55-12 W., 91.8 feet to an iron pin; thence turning and running N. 22-40 W., 194.05 W., to an iron pin; thence turning and running N. 65-21 E., 37.5 feet to an iron pin; thence N. 66-32 E., 51 feet to the point of beginning.

Being a portion of the property conveyed to Ben W. and G. Sidney Garrett by deed of Frances S. McDowell, recorded August 20, 1974, in Deed Book 1005, Page 278, R.M.C. Office for Greenville County.

The undersigned, Carroll and Virginia Ann Goodwin are signing the within conveyance by reason of their equitable interest in the .38 acre tract by reason of being the purchasers under a certain Contract of Sale of Real Property, recorded in the R.M.C. Office for Greenville County in Deed Book 1061, Page 32.



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) do(es) hereby bind the grantor(s) 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(s) hand(s) and seal(s) this 8<sup>th</sup> day of November, 1977

SIGNED, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*

*Ben W. Garrett* (SEAL)  
*G. Sidney Garrett* (SEAL)  
*Carroll Goodwin* (SEAL)  
*Virginia Ann Goodwin* (SEAL)  
PROBATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 8<sup>th</sup> day of November, 1977

*[Signature]* (SEAL)  
Notary Public for South Carolina.  
My commission expires 2/28/83

*[Signature]*

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 8<sup>th</sup> day of November, 1977

*[Signature]* (SEAL)  
Notary Public for South Carolina.  
My commission expires 2/28/83

*Emma Lee W. Garrett*  
Emma Lee W. Garrett (as to Ben W. Garrett)  
*Mary C. Garrett*  
Mary C. Garrett (as to G. Sidney Garrett)  
*Virginia Ann Goodwin*  
Virginia Ann Goodwin (as to Carroll Goodwin)

RECORDED this 19<sup>th</sup> day of GCTO 1977 at 017 M., No. 5001

362-1-1-25

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