

TITLE TO REAL ESTATE—Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.
FEB 24 11 24 AM 1956

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

LILLIE FARNSWORTH
R.M.C.

Know All Men by These Presents:

That W. GLENN HAWKINS in the State aforesaid,
in consideration of the sum of EIGHT THOUSAND NINE HUNDRED FIFTY & NO/100- - - - - 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 FRANKLIN JAMES BALDWIN, his heirs and assigns:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known as a portion of Lot No. 203 and a portion of Lot No. 204, Augusta Road Ranches, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "M", page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Old Augusta Road, joint front corner Lots 203 and 202, and running thence S. 89-47 W. 135.4 feet to an iron pin; thence S. 0-13 E. 112 feet to an iron pin on the Northerly side of Gatling Avenue; thence along the Northerly side of Gatling Avenue, N. 89-47 E. 113.7 feet to an iron pin; thence around the curve of the intersection of Gatling Avenue and Old Augusta Road, the chord of which is N. 43-55 E. 34.8 feet to an iron pin; thence along the Westerly side of Old Augusta Road, N. 1-58 W. 87 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed by deed recorded in Deeds Volume 429, page 339.



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 his Heirs and Assigns forever.

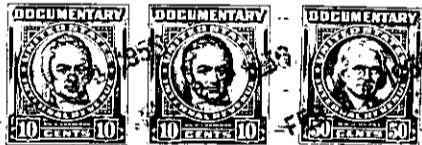
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs 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 20th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Six.

Signed, Sealed and Delivered in the Presence of

Juanita B. Cleland

Edward Ryan Hamer



W. Glenn Hawkins (Seal)

State of South Carolina,

Greenville County

Personally appeared before me Juanita B. Cleland

and made oath that s he saw the within named grantor(s) W. Glenn Hawkins

written deed, and that s he, with Edward Ryan Hamer sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this... 20th day of February, A. D. 19 56.

Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Juanita B. Cleland

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruby M. Hawkins wife of the within named W. Glenn Hawkins 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 Franklin James Baldwin, his 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... 20th day of February, A. D. 19 56.

Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Ruby M. Hawkins

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____

Recorded this 24th day of February 19 56 at 11:23 A.M., No. #4859

212-5-4.1 / PRO-212-5-4.1
(OUT OF 212-5-1) / CUT OF 212-5-5