

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOV 1 10 32 AM 1963

BOOK 735 PAGE 173

KNOW ALL MEN BY THESE PRESENTS, that we, W. J. Richard, as Trustee for Donnie Baldwin and Dorothy R. Baldwin, and Donnie Baldwin and Dorothy R. Baldwin,

in consideration of Three Thousand Eighty-Five and 23/100----- Dollars, plus assumption of mortgages set out below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Wesley M. Rose, his heirs and assigns forever,

All that certain piece, parcel or lot of land situate, lying and being in South Carolina, County of Greenville, Greenville Township, being known and designated as Lot No. 93 of Monaghan Subdivision, Section Two, as shown on plat thereof prepared by Piedmont Engineering Service May 1957 and recorded in the RMC Office for Greenville County in Plat Book GG at page 151 and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southwest side of Floyd Street, joint front corner of Lots 92 and 93 and running along the joint line of said lots S. 38-30 W. 160 feet to an iron pin at the joint rear corner of Lots 61 and 62; thence along the rear line of Lot 61, N. 51-30 W. 75 feet to an iron pin on rear line of Lot No. 95; thence along rear line of Lot 95 and continuing along the line of Lot 94, N. 38-30 E. 160 feet to an iron pin on the southwest side of Floyd Street; thence with the southwest side of Floyd Street S. 51-30 E. 75 feet to an iron pin, the beginning corner.

As a part of the consideration the grantee assumes and agrees to pay the balance of that certain mortgage in favor of First Federal Savings & Loan Association recorded in Mortgage Book 730 at page 77 and assumes and agrees to pay the balance of that certain mortgage in favor of Talmer Cordell recorded in Mortgage Book 799 at page 347.

This is the same property conveyed to the grantors by deed dated June 25, 1951 and recorded in the RMC Office for Greenville County in Deed Book 630 at page 295.



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)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'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)'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 31 day of October 19 63

SIGNED, sealed and delivered in the presence of:

W. J. Richard (SEAL)
as Trustee
Donnie Baldwin (SEAL)
Dorothy Baldwin (SEAL)

James J. Fort
Lyman B. Herich

STATE OF SOUTH CAROLINA } PROBATE
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(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 31 day of October 19 63

James J. Fort (SEAL)
Notary Public for South Carolina.

Lyman B. Herich

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

31 day of October 19 63
James J. Fort (SEAL)
Notary Public for South Carolina.

Dorothy R. Baldwin

143-1-47
35-