

TITLE TO REAL ESTATE--Leatherwood, Walker, Todd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Catherine D. Carroll, Trustee under Trust Agreement dated October 20, 1966,

in consideration of Four Thousand One Hundred Ninety-nine and 41/100 (\$4,199.41)..... Dollars, and assumption of mortgage hereinafter described, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

Don T. Baird, his heirs and assigns:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the southeastern side of Darlington Avenue, Sans Souci Section, near the City of Greenville, and being shown as Lot No. 25 on plat of property of Ethel Y. Perry Estate, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book Q, Page 24, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Darlington Avenue, joint front corner of Lots 25 and 26, and running thence along the southeastern side of said Darlington Avenue N. 43 E. 55 feet to an iron pin, joint front corner of Lots 24 and 25; thence along the common line of said lots S. 47 E. 131 feet to an iron pin; thence S. 43 W. 55 feet to an iron pin, joint rear corner of Lots 25 and 26; thence along the common line of said lots N. 47 W. 131 feet to an iron pin on the southeastern side of Darlington Avenue, the point of beginning.

As a part of the consideration for this conveyance, the Grantee has assumed and agreed to pay the unpaid principal balance due and owing to C. Douglas Wilson and Co. under the terms and provisions of a real estate mortgage executed in its favor and covering the aforesaid property, the unpaid principal balance being approximately \$4,550.59.

This conveyance is subject to all easements, restrictions, and rights of way on, upon or which may affect the above mentioned property.

This is the same property conveyed to the Grantor herein by deed of Robert C. Grier, Jr. which is recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 842, at Page 490.



Greenville County
Stamps 4.95
Paid

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 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(s) and seal(s) this 30 day of April 1970.

SIGNED, sealed and delivered in the presence of:

Virginia J. Nalley
Peterson R. Paulsen

Catherine D. Carroll (SEAL)
Catherine D. Carroll, Trustee under Trust Agreement dated October 20, 1966 (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

sign, seal and as the grantor(s)'s act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof. Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s)

SWORN to before me this 30 day of April 1970.

Virginia J. Nalley (SEAL)
Notary Public for South Carolina
My commission expires 1-1-71

Peterson R. Paulsen

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

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)'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 _____ day of _____ 19 _____

Notary Public for South Carolina. (SEAL)
My commission expires _____

RECORDED this 15th day of May 1970 at 3:47 P. M., No. #24985

235-169-9-4