

FILED

TITLE TO REAL ESTATE -- Prepared by ~~WILLIAM T. BOOTON~~ Attorney at Law, Greenville, S. C.

AUG 31 12 55 PM '70

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that WILLIE A. JONES, AS EXECUTOR OF THE WILL OF L. A. JONES, DECEASED,

in consideration of THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100THS----- 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 PRESTON G. BAKER, JR. AND BETTY C. BAKER, THEIR HEIRS AND ASSIGNS:

ALL that certain piece, parcel or lot of land situate, lying and being in Chick Springs Township, County of Greenville, State of South Carolina, containing 7.70 acres, more or less, according to a plat of survey of property of the L. A. Jones Estate prepared by Terry T. Dill, R.L.S., on November 21, 1967, recorded in the RMC Office for Greenville County in Plat Book 4-E at Page 161, and having the metes and bounds as shown on said plat, as follows:

BEGINNING at a point in the center of Taylors Road at the intersection with Jones Road, and running thence along Jones Road N. 89-45 W. 969 feet to a point on a branch; thence along said branch as the line N. 24-00 E. 220 feet, more or less, to a point at the corner of Thomason and Vinson property; thence N. 43-45 E. 386.5 feet to a point; thence N. 50-25 E. 227 feet to the center of Taylors Road; thence along the center of Taylors Road as follows: S. 39-09 E. 95 feet; S. 32-45 E. 300 feet; S. 39-00 E. 174 feet; and S. 32-22 E. 197 feet to the point of beginning.

THIS being the real property owned by Leonard Austin Jones at the time of his death on December 6, 1969, as appears in the records of the Probate Court for Greenville County in Apartment 1110, File No. 11, and this deed is executed by his Executor according to the authority granted him in Item 2 of the Will of said Leonard Austin Jones.

THIS conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.



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 29th day of August 1970

SIGNED, sealed and delivered in the presence of:

William T. Booton
Sinda C. Brewster

Willie A. Jones (SEAL)
AS EXECUTOR OF THE WILL OF
L. A. JONES, DECEASED (SEAL)
_____(SEAL)
_____(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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 deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 29th day of August 1970

Sinda C. Brewster (SEAL)
Notary Public for South Carolina
My Commission expires February 18, 1980

William T. Booton

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER (NOT NECESSARY)

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

RECORDED this 31 day of August 1970 at 12:55 P.M. No. 5094