

ALLIE FARRINGTON  
R.M.C.

The State of South Carolina

COUNTY OF GREENVILLE

WHEREAS J. H. Baldwin died October 29, 1938 leaving a will by the terms of which all of his property went to his widow, Mary J. Baldwin, (named in the will as Molly Baldwin) for the term of her natural life and at her death to his two sons, Carl E. Baldwin and W. Frank Baldwin. Thereafter the said Mary J. Baldwin died intestate. The estate of the said Mary J. Baldwin has been fully administered and the estate of J. H. Baldwin has likewise been fully administered, except for a division of his lands, which are now held as tenants in common by the said W. Frank Baldwin and Carl E. Baldwin. And this deed is made in conformity with an agreement for a division of said lands in kind.

KNOW ALL MEN BY THESE PRESENTS, That I, Carl E. Baldwin

in the State aforesaid, in consideration of ~~the sum of~~ a division of the estate of J. H. Baldwin, deceased, Dollars to me in hand paid at and before the sealing of these presents by W. Frank Baldwin

(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 W. Frank Baldwin,

All my right, title and interest which is a one-half (1/2) undivided interest in and to that tract of land situated in the Standing Springs Community of Austin Township in Greenville County, State of South Carolina, and is as follows:-

Commencing at the back of W. V. Baldwins home on the Standing Springs road at a corner between said W. V. Baldwin and his father, W. F. Baldwin, at an iron pin and running as follows:-

- S 23 W 3.19 to an iron pin also back of home,
- S 53 E 7.40 to an iron pin back of barn,
- S 77 E 12.38 to an iron pin on back line,
- S 8 W 4.85 1/4 to an iron pin also on back line,
- N 79 1/2 W 14.90 to an iron pin at edge of road,
- N 18 E 3.56 to an iron pin also at edge of road,
- N 69 1/2 W 14.87 to an iron pin C. E. Baldwin's corner
- N 40 E 5.55 to an iron pin
- S 75 E 7.67 to an iron pin to beginning corner and containing 15.00 acres, more or less.

This division was made by E. E. Gary, Surveyor, on March 5, 1940.

The above lands constitutes a portion of the property conveyed to J. H. Baldwin by W. A. Austin, executor, on December 5, 1893, by a deed recorded in the office of the R.M.C. for Greenville County in Book AAA at page 343, and constitutes a portion of the estate of the late J. H. Baldwin.

The above described land is the same conveyed to me by on the day of 19 , deed recorded in office of Register of Mesne Conveyance for County, in Book Page

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 Premises before mentioned unto the said W. Frank Baldwin, his Heirs and Assigns forever.