

FEB 24 2 20 PM 1961

KNOW ALL MEN BY THESE PRESENTS, that I, JULIAN H. BAUMANN, Executor of the Estate of ANN L. BAUMANN in accordance with the provisions of the Will of the said ANN L. BAUMANN

in consideration of One dollar Dollars,
I, JULIAN H. BAUMANN, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

ANNIE L. BAUMANN, her heirs and assigns forever:

All that certain piece, parcel or lot of land, situate lying in the City of Greenville, County of Greenville, State of South Carolina, at the intersection of Hampton Avenue and Academy Street, having the following metes and bounds, to wit:-

BEGINING at a stake on the South side of Hampton Avenue on corner of property now or formerly of Johanna Bornemeyer and running thence along Hampton Avenue S. 49 1/2 E. 68 feet to the Southwest corner of Hampton Avenue and Academy Street; thence S. 23-3/4 W. along Academy Street 60 feet to a stake on corner of lot now or formerly of E. S. Griffin; thence along line of the Griffin lot N. 66 W. 68 feet to stake on corner of said lot now or formerly of Johanna Bornemeyer; thence along the line of said lot in a straight line 85 feet to the beginning corner.

The above described property is the identical property conveyed to the said ANN L. BAUMANN by deed of ANNIE LOUISE BAUMANN dated November 3, 1950 and recorded in the R. M. C. office for Greenville County in Book O of Deeds, Page 198. The within conveyance is made subject to the reservation contained in deed of Bert Baumann to Annie Louise Baumann recorded in the R. M. C. office of Greenville County in Deed Vol. 18 at page 450 which was stated in said deed as follows:- "It being agreed that the present driveway extending to Hampton Avenue from the rear of the lot hereby conveyed (said driveway being partly on the lot hereby conveyed and partly on the adjoining lot was conveyed by said wife Annie Louise Baumann to Johanna Bornemeyer by deed dated June 4, 1913, and delivered June 20, 1913) shall forever remain open as a private driveway for the exclusive, joint and several use of the owners of said lots, their agents, heirs and assigns."

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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 24th day of February 1961.

SIGNED, sealed and delivered in the presence of:

Robert W. Ashmore
Alister G. Jarman

Julian H. Baumann (SEAL)
J.H. (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

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

SWORN to before me this 24th day of February 1961.

J. G. Jarman (SEAL)
Notary Public for South Carolina.

Robert W. Ashmore

STATE OF SOUTH CAROLINA
COUNTY OF _____

RENUNCIATION OF DOWER

Not applicable

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 _____ (SEAL)

Notary Public for South Carolina.

RECORDED this 24th day of February 1961, at 2:20 P. M., No. 21160