

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That H. N. Hammond in the State aforesaid, in consideration of the sum of One and no/100 (\$1.00) Love and affection for my son to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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

H. N. HAMMOND, JR., HIS HEIRS AND ASSIGNS:

All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, in the Standing Springs Community, Austin Township, approximately two miles west of the Town of Simpsonville, and having according to a survey by C. O. Riddle, dated June 7, 1961; the following metes and bounds, to-wit:

BEGINNING at a point in Baldwin Road, the point being located N 80-54 E, 15.1 feet from iron pin in the western edge of said road, and running thence with the center of said Baldwin Road, N 6-43 W, 90.6 feet to a point; thence continuing with the center of said road, N 0-31 E, 120.2 feet to a nail at the intersection of Baldwin Road and a secondary untreated road, thence a line in said secondary untreated road, N 85-35 W, 249.8 feet to a point; thence continuing with line in said road, N 88-45 W, 259 feet to a point in said road which point is located N 8-30 W, 10.6 feet from iron pin on southern edge of said road; thence leaving said road and running with the line of Herbert A. Johnson, S 8-30 E, 314.3 feet to an iron pin; thence with other property of the grantor herein, N 80-54 E, 476.8 feet to a point in the center line of Baldwin Road, the beginning corner. This tract contains 2.97 acres, more or less, according to said plat.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs 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 and seal this 22nd day of June in the year of our Lord One Thousand Nine Hundred and Sixty-one

Signed, Sealed and Delivered in the Presence of

Ralph S. Hendricks
R. W. Riley

H. N. Hammond, Sr. (Seal)
(S Seal)
(S Seal)
(S Seal)

State of South Carolina, Greenville County

Personally appeared before me Ralph S. Hendricks

and made oath that he saw the within named grantor(s)

H. N. Hammond, Sr.

written deed, and that he, with R. W. Riley

sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 22nd

day of June, A. D. 1961

R. W. Riley (Seal) Notary Public for South Carolina

Ralph S. Hendricks

State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, R. W. Riley

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Minnie Traynham Hammond wife of the within named H. N. Hammond, Sr.

did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto H. N. Hammond, Jr., his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 22nd day of June, A. D. 1961 R. W. Riley (Seal) Notary Public for South Carolina

Minnie Traynham Hammond

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 23rd day of June 1961, at 11:30 A. M., No. 31676

574.2-1-5.1 OUT OF 574.2-1-5