

WHEREAS Margaret Pitts Baughcome departed this life intestate on or about the twenty-second day of July 1964, seized and possessed with her husband, W. A. Baughcome, the Grantee herein, jointly of the tract of land hereinafter described, leaving as her only heirs her husband, the Grantee, and the

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

} within named Grantors, now the within Grantors are desirous of conveying their undivided interest to the Grantee in the said tract of land which they have inherited from the said Margaret Pitts Baughcome, deceased, NOW

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KNOW ALL MEN BY THESE PRESENTS, that we, T. J. Pitts, R. W. Pitts, Ruth P. Templeton, Marjorie Pitts, and R. A. Pitts,

in consideration of One Dollar (\$1.00) and Love and Affection - - - - - 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 W. A. Baughcome, his Heirs and Assigns forever:

All that certain piece, parcel, or tract of land lying, being, and situate in the County and State aforesaid, Fairview Township, located on the west side of the Neely-Ferry Road, South-West from Simpsonville, S. C., adjoining lands of G. W. Kelley, J. R. Martin, and Fred L. Howard, and being a portion of the lands as shown on a plat of the E. B. Martin Estate as made by W. F. Adkins, Surveyor, on March 6, 1940, also being the same as shown on a plat made by E. E. Gary, Surveyor, on February 25, 1950, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Neely-Ferry Road and at the intersection of Neely-Ferry Road and Farm Road (Oak tree in S/W corner) and running thence along center of farm road N. 75 1/2 W. 6.03 chains to a point in center of said road; thence still along center of road S. 89 W. 1.16 chains to point in center of road; thence still along center of road S. 67 W. 1.32 chains to an iron pin; thence along line of Fred L. Howard N. 71 1/4 W. 17.16 chains to iron pin on line of J. R. Martin; thence along Martin line N. 30-45 E. 2.69 chains to iron pin; thence still along Martin line N. 36 E. 1.28 chains to iron pin, corner of Kelley lands; thence along Kelley line N. 88 E. 18.66 chains to a point in center of Neely-Ferry Road, iron pin on west bank of road; thence along center of Neely-Ferry Road S. 22-45 E. 11.22 chains to point in center of road; thence still along center of road S. 14 E. 1.37 chains to the beginning corner, and containing 15.70 acres, more or less. Being the identical property conveyed to the Grantee and Margaret P. Baughcome by deed of Fred L. Howard dated February 25, 1950, of record in the R.M.C. Office for Greenville County in Deed Book 403 at Page 373. There being situate on the within premises a modern residence occupied by the Grantee. Being occupied by the Grantee and his deceased wife, Margaret Pitts Baughcome, at the time of her decease.

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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 6th day of February 1965. T. J. Pitts

SIGNED, sealed and delivered in the presence of:
Victor Morrison Babb (SEAL)
Ruth P. Templeton (SEAL)
Marjorie Pitts (SEAL)
R. W. Pitts (SEAL)
R. A. Pitts (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }
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 6th day of February 1965.
Victor Morrison Babb (SEAL)
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF Greenville }
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 6th day of February 1965.
Victor Morrison Babb (SEAL)
Notary Public for South Carolina.
Edna J. Pitts
Agnes C. Pitts

RECORDED this 16th day of March 1965 at 1:53 P. M., No. 25697

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