

FILED  
GREENVILLE CO. S. C.  
SEP 28 2 39 PM '70  
LILLIE FARNSWORTH  
R. H. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that LYDIA S. HOXITT

in consideration of Seven Thousand One-Hundred Seventy-Seven and 72/100-----Dollars,  
and assumption of mortgage described below  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto THOMAS C. BAIRD AND JENNIE M. BAIRD, their heirs and assigns;

ALL that certain piece, parcel or lot of land, with all improvements thereon,  
situate, lying and being in the State of South Carolina, County of Greenville,  
being known and designated as Lot No. 7 as shown on a plat of Oakwood Acres,  
prepared by J. Mac Richardson, dated September, 1959, recorded in the RMC  
Office for Greenville County, South Carolina, in Plat Book MM, at Page 135,  
and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Lee Road, the joint  
front corner of Lots Nos. 7 and 8 and running thence along the line of these  
lots, S. 15-50 E. 177.3 feet to an iron pin; running thence S. 32-29 W. 97  
feet to an iron pin in the line of Lot No. 29; running thence N. 23-45 W.  
227 feet to an iron pin on the southern side of East Lee Road; running  
thence along the southern side of East Lee Road, N. 65-15 E. 105 feet to an  
iron pin, point of beginning.

This conveyance is made subject to any restrictions, rights-of-way, or easements  
that may appear of record on the recorded plat(s) or on the premises.

This is the same property conveyed to the grantor by deed recorded in the RMC  
Office for Greenville County, S. C., in Deed Volume 800 at Page 10.

As a part of the consideration hereof, the grantees agree to assume and pay,  
according to its terms, that certain note and mortgage given to First Federal  
Savings & Loan Association, on which there is a balance due of \$12,822.28;  
said mortgage being recorded in Mortgages Volume 940, Page 271.

This property was conveyed to W. E. Hoxitt and Lydia S. Hoxitt. W. E. Hoxitt  
departed this life testate November 1, 1969, devising his interest in the  
property to his wife, Lydia S. Hoxitt. See Apartment 1107, File 15, in the  
office of Judge of Probate for Greenville, South Carolina.



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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 apper-  
taining; 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 law-  
fully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 25th day of September 19 70

SIGNED, sealed and delivered in the presence of:  
Lydia S. Hoxitt (SEAL)  
Peggy McKinney (SEAL)  
Edward B. Hanner (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 written deed and that (s)he, with the other witness subscribed above witnessed the  
execution thereof.  
SWORN to before me this 25th day of September 19 70  
Edward B. Hanner (SEAL)  
Notary Public for South Carolina.  
My Commission Expires September 3, 1979

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER Grantor a Woman  
COUNTY OF }  
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 re-  
linquish 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)

RECORDED this 28 day of September 19 70, at 2:39 P. M., No. 7528

127-5-107