

FILED
GREENVILLE CO. S.C.
DEC 12 1972
ELIZABETH KIDDLE
R.M.C.

TITLE TO REAL ESTATE - Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that We, Charles Billy Hendricks and Joyce C. Hendricks

in consideration of Seven Thousand Two Hundred Fifty-Four and 35/100-----(\$7,254.35)-----Dollars,
and assumption of mortgage as set out 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 Charles Alton Baird and Mary L. Baird, their heirs and assigns forever,

All that piece, parcel or lot of land in the Town of Mauldin, County of Greenville, State of South Carolina, situate, lying and being at the intersection of Rosewood Circle (formerly Owens Lane) and Lanier Lane and being known and designated as Lot No. 12 on a plat of CEDAR TERRACE Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book "BBB" at Page 137, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Lanier Lane, joint front corner of Lots 12 and 13 and running thence along the line of Lot No. 13 S.42-13 W. 179.2 feet to an iron pin; thence N.30-45 W. 165 feet to an iron pin on Rosewood Circle; thence with southern side of Rosewood Circle N.49-19 E. 115.6 feet to an iron pin; thence with the curve of the intersection of Rosewood Circle and Lanier Lane, the chord of which is S.83-05 E. 33.7 feet to an iron pin on Lanier Lane; thence with said Lane S.46-01 E. 115.8 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 878 at Page 219.

The Grantee(s) assumes and agrees to pay that certain mortgage to Carolina National Mortgage Investment Company, Inc., recorded in the RMC Office recorded in the RMC Office for Greenville County in Mortgage Book 1140 at Page 291 in the original amount of \$25,000.00 and having a present balance of \$24,245.65.



Greenville County
Stamps
Paid \$ 25
Act No. 320 Sec. 1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 16th day of December 19 72

SIGNED, sealed and delivered in the presence of:

Lynne S. Wilke
Robert H. Sarritt

Charles Billy Hendricks (SEAL)
Joyce C. Hendricks (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 16th day of December 19 72

Lynne S. Wilke (SEAL)
Notary Public for South Carolina.

Robert H. Sarritt

My Commission Expires : 2/3/81

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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)' 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 16th day of December 19 72

Lynne S. Wilke (SEAL)
Notary Public for South Carolina. My Commission Expires 2-3-81

Joyce C. Hendricks
Joyce C. Hendricks

RECORDED this 18th day of December 19 72 at 1:24 P. M., No. 17595

799-M6.2-1-211

M6.2