

N.T.S.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

VOL 969 PAGE 644

KNOW ALL MEN BY THESE PRESENTS, that I, Mrs. Jennie L. Baldwin, also C. Elford Baldwin and Helen T. Baldwin,

FILED  
GREENVILLE CO. S. C.  
MAR 13 10 06 AM '73  
DONNIE S. TANKERSLEY  
R.M.C.

in consideration of One Dollar and Love and Affection the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Richard W. Pitts and Edna B. Pitts, their Heirs and Assigns forever:

All that piece, parcel, or tract of land lying, being, and situate in the County and State aforesaid, Austin Township, containing 36.16 acres, more or less, adjoining lands now or formerly of E. L. Chiles, E. F. Griffin, Carl E. Baldwin, Jr., and others.

The purpose and intent of this deed being to transfer to my daughter and son-in-law my remaining interest in the 46 acre tract of land, with the exception of my homehouse and one acre of land surrounding said house, originally owned by my late husband, Carl E. Baldwin (C. E. Baldwin). Carl E. Baldwin died intestate in 1941, leaving as his sole heirs and distributees at law his widow, Mrs. Jennie L. Baldwin, and his two children, Edna B. Pitts and Carl E. Baldwin, Jr. I received a one-third interest in this tract at the time of my husband's death; the children's interest was conveyed to me for life by their deed dated January 14, 1942, of record in the office of the R.M.C. for Greenville County, S. C., in Deed Book 242 at Page 110. Thereafter, on February 24, 1960, I conveyed from the original tract 8.84 acres to my son and daughter-in-law, C. Elford Baldwin (Carl E. Baldwin, Jr.) and Helen T. Baldwin (See Deed Book 645 at Page 281). For a more complete description of the land being conveyed herein, see the two deeds referred to above, and also deed of Edna B. Pitts to C. Elford Baldwin and Helen T. Baldwin, Book 696, Page 211, dated April 12, 1962, conveying to my son and daughter-in-law her remainder interest in the 8.84 acres mentioned above.

We, C. Elford Baldwin and Helen T. Baldwin, owners of the remainder interest in the above property, join with our mother in conveying the within tract.

(Deed and plat to above mentioned homehouse and one acre of land to be recorded as soon as survey completed.)

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)' 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 24th day of February 1973

SIGNED, sealed and delivered in the presence of:

Barbara C. Babbs (SEAL)  
Jennie L. Baldwin (SEAL)  
Carl E. Baldwin, Jr. (SEAL)  
Helen T. Baldwin (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) 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 24th day of February 1973

Barbara C. Babbs (SEAL)

Notary Public for South Carolina

My Commission Expires June 13, 1979

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

24th day of February 1973  
Barbara C. Babbs (SEAL)

Notary Public for South Carolina

My Commission Expires June 13, 1979

RECORDED this 13th day of March 1973 at 10:06 A.M., No. 25578

NOTED  
-130-573.1-1-15