

TITLE TO REAL ESTATE-Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

Grantee(s)' address: Route # 3, Simpsonville SC 29681

KNOW ALL MEN BY THESE PRESENTS, that We, Lillian S. Baldwin & Jane B. Ketcham

DONNIE S. TAMMERSLEY
R.M.C.

in consideration of Three Thousand six hundred twelve & no/100 (\$3,612.00)----- 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 JERRY L. GOOCH, his heirs and assigns:

All that piece, parcel or strip of land in the county of Greenville, state of South Carolina, on the northwest side of Standing Springs Road, containing .903 acres as shown on plat thereof made by T.H.Walker, Jr. RLS, Feb. 5, 1983 recorded in the RMC Office for Greenville County in plat book 9 U page 32 and being more particularly described in accordance with said plat as follows:

BEGINNING at an iron pin on the northwest side of Standing Springs Road, corner of property of Ellen King Fowler; thence with the line of said property N. 64-29 W. 979.3 feet to an o.i.p.; thence turning and continuing with the line S. 48-40 W. 311.3 feet to an o.i.p. in line of the grantee(s) property; thence with line of said property N. 50-00 W. 30.35 feet to an iron pin corner of property of the grantors; thence with the line of said property N. 48-40 E. 335.7 feet to an iron pin; thence turning and continuing with the line of said property S. 64-29 E. 998.1 feet to an iron pin on the northwest side of Standing Springs Road; thence with the northwest side of said Road S. 23-36 W. 30 feet to the beginning corner.

This is a portion of the property inherited from William Virgil Baldwin as will appear by reference to his estate in apartment 900 file 16 of the Probate Court for Greenville County, the grantors being the sole heirs and distributees at law of William Virgil Baldwin.

IT IS AGREED between the parties hereto that in the event the grantors develop the acreage lying on the northeast side of the strip of land herein described, and the grantors desire to use this strip as a part of a public street into the subdivision from Standing Springs Road, grantee(s) will convey the strip back to the grantors for the same consideration stated herein, PROVIDED grantee(s) will have full access to the use of the new street for ingress and egress to their land lying at the southwest end of said strip, as shown on the above mentioned recorded plat. It being the intention of the parties that the grantee(s) shall always have a permanent ingress and egress to their property as shown on the plat.

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OUT OF 574.1-1-1

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)' hand(s) and seal(s) this 12 day of JULY, 19 83

SIGNED, sealed and delivered in the presence of:

W.W. Wilkins
Heather H. Parish

Lillian S. Baldwin (SEAL)
Jane B. Ketcham (SEAL)
Heather H. Parish (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

GREENVILLE COUNTY DOCUMENTARY TAX STAMP \$00.00

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 12 day of JULY 19 83

W.W. Wilkins (SEAL)
Notary Public for South Carolina
My commission expires: 9/25/90

Heather H. Parish (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

GRANTORS WOMEN...NO DOWER NECESSARY
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
day of . 19

Notary Public for South Carolina. (SEAL)
My commission expires: _____
RECORDED this 12 day of July, 1983 at _____
m 2:23 P.M. 19.

GREENVILLE COUNTY DOCUMENTARY TAX \$04.40
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