

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, W. F. Baldwin

in the State aforesaid,
in consideration of the sum of

a division of the estate of J. H. Baldwin, deceased ~~XXXXXX~~

to me in hand paid

at and before the sealing of these presents by Jennie L. Baldwin, Edna B. Pitts and Carl E. Baldwin, Jr.

(the receipt whereof is hereby acknowledged) have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said Jennie L. Baldwin, Edna B. Pitts and Carl E. Baldwin, Jr.

~~All that piece, parcel or lot of land in~~ ~~Austin Township, Greenville County, State of South Carolina.~~

All that certain piece, parcel and tract of land, lying and being situate in Austin Township, County and State aforesaid, and containing 18.86 acres, more or less and more specifically described as follows:-

Commencing in the Standing Springs Road at an iron pin at the side of the said road just south of W. V. Baldwin's home at corner of land of W. F. Baldwin and running thence in a southerly direction along said road S. 18 W. 3.56 to an iron pin in edge of road; thence S. 79 1/2 E. 14.90 to an iron pin on back line; thence S. 8 W. 4.855 to a stone; thence N. 89 W. 10.40 to a stone; thence N. 52 W. 24.10 to a stone; thence N. 40 E. 5.20 to an iron pin; thence S. 69 1/2 E. 14.87 to the iron pin at beginning.

The aforementioned courses and distances are in accord with a survey and plat made by E. E. Gary, Surveyor, on March 5, 1940 and the said lands described constitute a portion of the property conveyed to J. H. Baldwin by W. A. Austin, executor on December 5, 1893 by a deed recorded in the office of the R. M. C. for Greenville County in Book AAA at Page 343.

This conveyance is made as one of two deeds which have been executed in a division of the estate of J. H. Baldwin, deceased. He, the said J. H. Baldwin, died on October 29, 1938 leaving a will by the terms of which all of his property went to his widow, Mary J. Baldwin (named in the will as Molly Baldwin) for the term of her natural life and at her death to his two sons, Carl E. Baldwin and W. Frank Baldwin. Thereafter the said Mary J. Baldwin died intestate. Her estate has been fully administered and the estate of J. H. Baldwin has likewise been fully administered except for a division of his lands which are now held as tenants in common by his son W. Frank Baldwin and the estate of a recently deceased son, Carl E. Baldwin. On May 13, 1940 an attempted conveyance of the lands above described was made unto Carl E. Baldwin by W. Frank Baldwin in consideration of the said Carl E. Baldwin executing a deed to other property unto W. Frank Baldwin. That deed of May 13, 1940 appears to be defective in certain particulars and it is desired to confirm that conveyance. In the meantime the said Carl E. Baldwin has died intestate, leaving as his sole heirs at law his widow, Mrs. Jennie L. Baldwin, and his two children, to-wit: Edna B. Pitts and Carl E. Baldwin, Jr. This deed has, therefore, been made to those parties as sole heirs of the said Carl E. Baldwin, deceased.