

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARNSWORTH, R.M.C.

Know All Men by These Presents:

That We, Wilford L. Baxter and Margaret M. Baxter

in consideration of the sum of Six hundred sixty six and 66/100 - - - - - in the State aforesaid, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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

Morris F. Smith, his heirs and assigns, all those certain pieces, parcels or lots of land situate, lying and being in Chick Springs Township, Greenville County, South Carolina, known and designated as Lots Nos. 14 and 15 of Mayfair Estates, plat of which is recorded in the RMC office in plat book S at page 72, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a point on the northwesterly side of Edwards Road, joint front corner of Lots Nos. 13 and 14, and running thence with the line of said lots, N. 60-48 W., 150 feet to the joint rear corner of Lots Nos. 13, 14, 23 and 24; thence S. 29-12 W., 100 feet; thence with the line of Lot No. 16, S. 60-48 E., 150 feet to a point on Edwards Road; thence with Edwards Road, N. 29-12 E., 100 feet to the point of beginning, and being a portion of the property conveyed to grantors by Carolina Land and Construction Company by deed dated June 12, 1948, recorded in deed book 379 at page 514, and are in Block B of said Mayfair Estates.

Grantee to pay taxes for 1954.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 3rd day of February in the year of our Lord One Thousand Nine Hundred and fifty four.

Signed, Sealed and Delivered in the Presence of [Signatures] (Seal)

State of South Carolina, Greenville County

Personally appeared before me

and made oath that he saw the within named grantor(s) Wilford L. Baxter and Margaret M. Baxter

deliver the within written deed, and that he, with C. Victor Pyle sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 3rd day of February, A. D. 1954.

Notary Public for South Carolina (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, C. Victor Pyle Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Margaret M. Baxter wife of the within named Wilford L. Baxter did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Morris F. Smith, his

Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 3rd day of February, A. D. 1954.

Notary Public for South Carolina (Seal)

Recorded this 3rd day of March 1954, at 3:33 P.M., No. #4872

P15,8-2-14 & 15