

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

OLLIE FARGNOR
R.M.C. Know All Men by These Presents:

That We, William Earl Baldwin and Juanita G. Baldwin in the State aforesaid, in consideration of the sum of One (\$ 1.00) and no/100 DOLLARS, and other valuable considerations, 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 Leppards Inc., a corporation organized under the laws of the State of South Carolina,

All that piece, parcel or lot of land in the corporate limits of the city of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Western side of North Hudson Street, on the corner of the Mary Thomas line (Formerly the L.H. Batson line) and running thence with the Mary Thomas line N. 52 W. one hundred (100) feet to Galloway's line; thence with said Galloway's line N. 26-1/2 E. Forty (40) feet; thence S. 52 E. one hundred (100) feet along the W.D. Whitten line to N. Hudson Street; and thence with said N. Hudson Street S. 26-1/2 W. forty (40) feet to the beginning corner, and being the same lot of land conveyed to Grantors by Ella C. Leppard on Feb. 13th, 1953, recorded in the RMC Office of Greenville County in Deed Book , at page , and being the same lot of land conveyed to Ella C. Leppard by Lizzie Lloyd by deed dated the 8th day of Jan., 1949, recorded in Deed Book 369, at page 486, in the said RMC Office of Greenville County.

Grantee takes subject to the Mortgage of grantors to the First Federal Savings and Loan Association of Greenville, S. C. dated the 12th day of Feb. 1953, and recorded in the RMC Office of Greenville County in Vol. 553, on page 502, and subject to the Mortgage of Grantors to Ella C. Leppard, recorded in said RMC Office, Vol 553, page 511, and dated Feb. 12, 1953.

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 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 5th day of January in the year of our Lord One Thousand Nine Hundred and fifty six

Signed, Sealed and Delivered in the Presence of

G.M. Eskew
Ben Leppard



William Earl Baldwin (Seal)
Juanita G. Baldwin (Seal)



State of South Carolina, Greenville County

Personally appeared before me Ben T. Leppard

and made oath that he saw the within named grantor(s) William Earl Baldwin and Juanita G. Baldwin sign, seal and as their act and deed deliver the within written deed, and that he, with G.M. Eskew witnessed the execution thereof.

Sworn to before me this 5th day of Jan. A. D. 1956. G.M. Eskew (Seal) Notary Public for South Carolina

Ben T. Leppard

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, G. M. Eskew Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Juanita G. Baldwin wife of the within named William Earl Baldwin 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 Leppards, Inc. a Corporation, its successors 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 5th day of Jan. A. D. 1956. G.M. Eskew (Seal) Notary Public for South Carolina

Juanita G. Baldwin

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 3:23 P.M. Recorded this 5th day of January 1956 at No. 372