

Wyche  
MAY 19 10 32 AM 1958

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY

OLLIE FANNING WORTH  
R.M.C.



Know All Men by These Presents:

That I, JAMES A. BALDWIN, in the State aforesaid,  
in consideration of the sum of Fifteen Thousand & no/100 (\$15,000.00) - - - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantees(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 ESSO STANDARD OIL COMPANY, a Delaware Corporation,

ALL That certain piece, parcel or lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, at the northeast corner of the intersection of the Pelham Road and U. S. Route No. 276 (Laurens Road), being known and designated as a portion of Lot No. 2 of the property of C. A. and Jessie M. Rice, which plat is recorded in Plat Book J, Page 153, and more fully described according to plat of property of the grantee prepared by Pickell & Pickell, Engineers, dated March 1, 1958, said plat being recorded at Plat Book 99, Page 7, and having according to said latter plat the following metes and bounds:

BEGINNING At a point where the center line of Pelham Road intersects the center line of U. S. Route No. 276 and running thence along the center line of U.S. Route No. 276, N. 27-38 W. 49.90 feet to a point on this center line; thence continuing along the arc of the curvature of the centerline of U.S. Route No. 276 to a point on this center line (the tie chord between these points being N. 26-48 W. 100.24 feet); thence running N. 70-30 E. 45.52 feet to a railroad spike which is located at the point where the common line of Lots No. 1 and No. 2 of the subdivision shown on the plat first above referred to, intersects the present right-of-way line of U.S. Route No. 276; thence continuing along the common line of Lots 1 and 2, N. 70-30 E. 90.23 feet to a 2" iron pipe located on this line, this point being the common corner of the J.A. Baldwin and J.F. Forrester properties; thence running along the Baldwin-Forrester line, S. 9-08 E. 161.03 feet to a 2" iron pipe located where this property line intersects the northern right-of-way line of Pelham Road, this northern right-of-way line being the southern property line of Lot No. 2 of the Rice Subdivision; thence continuing S. 9-08 E. 22.90 feet to a railroad spike at center line of Pelham Road; thence running along the center line of Pelham Road, N. 88-20 W. 88.85 feet to the point of beginning. This property is subject to right-of-way of U.S. Highway 276 and Pelham Rd. as shown on said Esso plat. (A.H. Whitaker to grantor, Book 268, P. 414)

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 its successors 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 17 day of May, in the year of our Lord One Thousand Nine Hundred and fifty-eight

Signed, Sealed and Delivered in the Presence of

*C. T. Wyche*  
*B. M. Millner*



*James A. Baldwin* (Seal)  
James A. Baldwin (Seal)



State of South Carolina,  
Greenville County

Personally appeared before me B. M. Millner

and made oath that he saw the within named grantor(s) James A. Baldwin  
written deed, and that he, with C. T. Wyche sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 17th day of May, A. D. 1958.  
*C. T. Wyche* (Seal)  
Notary Public for South Carolina

*B. M. Millner*

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER  
I, C. T. Wyche

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary B. Baldwin, wife of the within named James A. 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 Esso Standard Oil Company, 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 17 day of May, A. D. 1958.  
*C. T. Wyche* (Seal)  
Notary Public for South Carolina

*Mary B. Baldwin*  
Mary B. Baldwin

Cancelled documentary stamps attached: S. C. \$.....; U. S. \$..... 10:32 A. M.  
Recorded this 19th day of May, 1958, at M., No. 11888  
H.S. 1-2-10