

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

GREENVILLE CO. S. C.

OCT 28 9 16 AM 1959 Know All Men by these Presents:

That Harry Garraux in the State aforesaid, in consideration of the sum of One Dollar and recitals 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 James C. Baker and Virginia S. Baker, their heirs and assigns forever:

All that lot of land in Gantt Township, Greenville County, State of South Carolina situate on the northwestern side of Gettysburg Street, being shown and designated as lot # 5 on a plat of Lincoln Court, recorded in Plat Book W at Page 90, and described as follows:

BEGINNING at an iron pin at the joint corner of lots # 2 and 5, and running thence with the rear line of lots # 2 and 1, N. 54-16 W. 139.9 feet to pin; thence S. 44-08 W. 70 feet to pin at rear corner of lot # 7; thence with the line of lot # 7, S. 45-05 E. 138.5 feet to pin on Gettysburg Street; thence with the northwestern side of Gettysburg Street, N. 44-05 E. 92 feet to the point of beginning. Being the same premises conveyed to the grantor by Delphena W. Arnold and Eloise H. Watkins.

It is understood that this conveyance is made subject to restrictive covenants affecting all lots in Lincoln Court recorded in the RMC Office for Greenville County.

On April 7, 1959 by deed recorded in Book of Deeds 622 at Page 223, the grantor conveyed unto the grantees herein lot # 10 on the same plat through error and this deed is executed to the grantees to correct said error and is accepted by the grantees in cancellation of the deed recorded in Book of Deeds 622 at Page 223.

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 their 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 29th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-Nine

Signed, Sealed and Delivered in the Presence of

[Signature]

Harry Garraux (Seal)

(Seal) (Seal) (Seal) (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ena W. King

and made oath that s he saw the within named grantor(s) Harry Garraux sign, seal and as his act and deed deliver the within written deed, and that s he, with J. L. Love witnessed the execution thereof.

Sworn to before me this 29th day of September, A. D., 19 59 (Seal) Notary Public for South Carolina

[Signature]

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, J. L. Love Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Lillian K. Garraux wife of the within named Harry Garraux 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 James C. and Virginia S. Baker, their Heirs and Assigns, all her interest and estate, and also 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 29 day of September, A. D., 19 59 (Seal) Notary Public for South Carolina

[Signature]

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ Recorded this 28th day of October 19 59 at 9:16 A. M. M. No. #12790

384-1-42