

FILED
GREENVILLE CO. S. C.
AUG 24 4 26 PM 1960

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE WORTH
Know All Men by These Presents:

That We, Florrie L. Smith, Lucius L. Smith & Margaret E. Smith in the State aforesaid, in consideration of the sum of --FIVE (\$5.00) DOLLARS, love and affection, /DOLLARS/

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said JOHN M. BAYNE AND DOROTHY S. BAYNE, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that piece, parcel and tract of land lying and being in Austing Township, County and State aforesaid, and having, according to Plat of same recorded in Plat Book "TTT", at Page 278, prepared by R. B. Bruce, August, 1960, the following metes and bounds:

BEGINNING at an iron pin in the center of Miller Road 345 feet east of the intersection of said Road with an unnamed County Road, and running thence along the W. J. Smith line S. 20-05 E., 350 feet to an iron pin; Thence S. 69-55 W., 170.2 feet to an iron pin; Thence N. 75-30 W., 135 feet across Branch and thence following the meandering of said branch which according to said Plat is designated as the line, N. 33-43 W., 280 feet to an iron pin in the center of a Bridge on Miller Road; Thence along the center of Miller Road N. 69-55 E., 350 feet to the point of beginning, the same consisting of two (2) acres, more or less.

THE above grantors are parties to a Contract heretofore entered into on the 28th day of May, 1949, whereby Florrie L. Smith effected certain reservations and conditions contained therein to be performed by Lucius L. and Margaret E. Smith. The parties thereto join in this conveyance obviating such reservations and limitations as are provided in said Contract which was recorded on the 13th day of June, 1949, in Deed Book 384, at Page 101. This aforementioned Release effects and releases from said Contract the aforementioned two (2) acres.

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') hands and seals this nineteenth day of August in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of
James A. K. Roper (Seal)
Barbara R. Nelson (Seal)
Florrie L. Smith (Seal)
Lucius L. Smith (Seal)
Margaret E. Smith (Seal)

State of South Carolina } Personally appeared before me Barbara R. Nelson
COUNTY OF GREENVILLE

and made oath that she saw the within named grantor(s) Florrie L. Smith, Lucius L. Smith and Margaret E. Smith sign, seal and as their act and deed deliver the within written deed, and that she, with James A. K. Roper, N.P. for S. C., witnessed the execution thereof.

Sworn to before me this 19th day of August, A. D. 1960
James A. K. Roper (Seal) Notary Public for South Carolina
Barbara R. Nelson
BARBARA R. NELSON

State of South Carolina } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE } I, JAMES A. K. ROPER, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Margaret E. Smith wife of the within named Lucius L. Smith 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 John M. Bayne and Dorothy S. Bayne, their 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 19th day of August, A. D. 1960
James A. K. Roper (Seal) Notary Public for South Carolina
Margaret E. Smith
MARGARET E. SMITH

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 24th day of August 1960, at 4:26 P.M., No. 5491

MA 2-1-14-1
OUT OF MA 2-1-14