



BOOK 719 PAGE 277

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE CO. S. C.
MAR 29 11 33 AM 1963

KNOW ALL MEN BY THESE PRESENTS, that I, Ethel J. McNinch

in consideration of Three Hundred and no/100 (\$300.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Joseph B. Baker and Beulah R. Baker, their heirs and assigns,

All that certain lot of land on the southern side of Rodney Avenue in Greenville County, South Carolina, known and designated as a portion of Lots 119 and 120 on a plat of the Sans Souci Development Company recorded in plat book H, at page 185, and having, according to a plat prepared by J. C. Hill on August 9, 1957, the following metes and bounds:

Beginning at an iron pin on the southern side of Rodney Avenue at the joint corner of Lots 99 and 120, which iron pin is 160 feet in a southeasterly direction from the southeastern corner of the intersection of Rodney Avenue and West Decatur Street, and running thence along the line of Lots 99 and 100 S 22-30 W 120.2 feet to an iron pin; thence S 64-45 E 24.2 feet to an iron pin; thence N 25-15 E 120.7 feet to an iron pin on the southern side of Rodney Avenue; thence along the southern side of Rodney Avenue N 64-45 W 30 feet to the point of beginning.

This is the same property conveyed to me by Thelma R. Trammell, as shown by deed dated March 17, 1961 and recorded in Vol. 670, page 202.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 25th day of March 1963.

SIGNED, sealed and delivered in the presence of:

Ethel J. McNinch (SEAL)

George E. Tauran (SEAL)
Richard H. Benson (SEAL)
_____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of March 1963.

Richard H. Benson (SEAL) *George E. Tauran*
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF } Grantor is a Woman

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19 _____
(SEAL)

Notary Public for South Carolina.

RECORDED this 29th day of March 1963, at 11:33 A. M., No. 24597

235-164-5-10