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OLLIE FARNSWORTH
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Sara H. Mallady, Paul Watson Hunter and Florence Alfred Hunter.

in consideration of Nineteen Thousand and 00/100 (\$19,000.00) - - - - - Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto C. Manly Baldwin and Frances C. Baldwin, their heirs and assigns:

ALL that certain lot of land lying in the Town of Simpsonville, County of Greenville, State of South Carolina, and shown as 2.00 Acres on a plat entitled "Property of A. R. Hunter Estate" by C. O. Riddle, dated October 22, 1969, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4-C, page 165, and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of College Street, at a point 216.7 ft. Southwest of Church Street and running thence along the Northern side of College Street, S. 63-55 W., 186.54 ft. to an iron pin; thence along the line of a 0.31 Acre tract, which is other property of ghe grantors and is the same tract over which a right-of-way is hereinafter granted, N. 24-18 W., 424.3 ft. to an iron pin; thence along other property of the A. R. Hunter Estate, N. 63-55 E., 205.3 ft. to an iron pin; thence S. 25-56 E., 249.7 ft. to an iron pin; thence S. 15-54 E., 177.2 ft. to an iron pin at the point of beginning.

ALSO: A right-of-way and easement for purpose of ingress and egress is hereby granted over the 0.31 Acre tract lying West of and adjacent to the above described 2 Acre tract. It is understood by the grantors that the grantees, their heirs and assigns, may wish to further sub-divide the above described two (2) acre tract and that the right-of-way for ingress and egress over the 0.31 Acre tract shall be available to future owners of parts of the 2 Acre tract, their heirs and assigns, as may be subsequently granted by the grantees herein. It is understood, however, that the grantors reserve unto themselves the fee in said 0.31 Acre tract, subject only to the easements for ingress and egress herein set forth.



Greenville County
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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(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(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 31st day of October 1969

SIGNED, sealed and delivered in the presence of:

(1) Sara H. Mallady (SEAL)
Paul Watson Hunter (SEAL)
Florence Alfred Hunter (SEAL)
Henry C. Williams (SEAL)
Paula L. Lummage (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF Henderson

PROBATE (As to Sara H. Mallady)

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 31st day of October 19 69

Paula L. Lummage (SEAL)
Notary Public for South Carolina
My Commission Expires: July 24, 1971

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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(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 7th day of November, 19 69.

Notary Public for South Carolina
My Commission Expires Jan. 1, 1970.

Edna W. Hunter
Laird J. Hunter

RECORDED this 14 day of November 19 69, at 12:34 P. M., No. 11441

100-507-510-100-1-688