

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JUN 26 4 47 PM '70

OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Ray W. Bayne,

in consideration of One and No/100 (\$1.00)----- 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

Pauline H. Bayne, her heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, on the Southwestern side of Franklin Road, constituting a portion of Lot 10, all of Lot 11 and a portion of Lot 12 of the J. P. Rosamond property, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book H, at pages 185 and 186. The within premises are described according to a recent plat prepared by Piedmont Engineering Service, Greenville, S. C., dated May 5, 1954, entitled "Property of Ray W. Bayne, Near Greenville, S. C.", and having according to said plat the following mets and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the southwestern side of Franklin Road, which iron pin is 55 feet from the intersection of Franklin Road and Eugene Street, and running thence S. 25-15 W. 160.0 feet to an iron pin; thence S. 64-45 E. 100.0 feet to an iron pin; thence N. 25-15 E. 160.0 feet to an iron pin on the Southwestern side of Franklin Road; thence along the Southwestern side of Franklin Road N. 64-45 W. 100.0 feet to an iron pin, the beginning corner.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

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 26 day of June 19 70 .

SIGNED, sealed and delivered in the presence of:

Ray W. Bayne (SEAL)  
Ray W. Bayne  
[Signature] (SEAL)  
Judy H. Eller (SEAL)  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

PROBATE

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26 day of June 19 70

[Signature] (SEAL)  
Notary Public for South Carolina.  
My Commission Expires: 12/17/79  
Judy H. Eller

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

RENUNCIATION OF DOWER - Not Necessary.

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

day of 19 70

Notary Public for South Carolina, (SEAL)

RECORDED this 26 day of June 19 70, at 4:47 P. M., No. 28660.

235-164-212