

FILED
TITLE TO REAL ESTATE - INDIVIDUAL FOR GREENVILLE COUNTY, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 15 9 52 AM '76
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Ruby C. Baughcome

in consideration of Forty One Thousand and No/100 (\$41,000.00)-----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 Lloyd John Baum, Jr. and Edie J. Baum, their heirs and assigns forever:

ALL that piece, parcel or tract of land, containing 15.70 acres, more or less, together with all buildings and improvements thereon, situate, lying and being on the Fairview Road, (also at one time known as the Neely Ferry Road) in Fairview Township, Greenville County, South Carolina as shown on a plat thereof made by E. E. Gary, Surveyor, dated February 25, 1950 and also being a portion of Tract No. 3 of the E. B. Martin Estate shown on a plat recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book J, page 197, and being more fully described on a recent plat thereof of the property of "Lloyd John Baum, Jr. and Edie J. Baum", made by Freeland & Associates, Engrs., dated June 1976 recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 5-T, page 36, reference to which last mentioned plat is hereby craved for the metes and bounds thereof.

The above property is the same acquired by the grantor herein under the Last Will and Testament of her husband, William Ansel Baughcome as will appear by reference to the records of the Probate Court for Greenville County, South Carolina, contained in Apt. 1282, File 19, and is hereby conveyed subject to rights of way, easements, conditions, roadways, restrictive covenants, set back lines reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees herein agree and assume to pay Greenville County property taxes for the tax year 1976 and subsequent years.

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8200
Greenville County
Stamps
Paid \$ 45.10

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 assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 10th day of June 1976

Signed, sealed and delivered in the presence of:
Allen S. Padman
John M. [unclear]

Ruby C. Baughcome (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)' 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 10th day of June 19 76

Allen S. Padman (SEAL)

John M. [unclear]

Notary Public for South Carolina 11-21-84
My commission expires:

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER UNNECESSARY - GRANTOR 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 10th day of June 19 76

Allen S. Padman (SEAL)

Notary Public for South Carolina
My commission expires: 11-21-84

RECORDED this day of JUN 15 1976 at 9:52 A. M. No. 32576

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