

FILED GREENVILLE CO. S. C.

TITLE TO REAL ESTATE Prepared by Nancy L. Jones, 301 W. Main Street, Greenville, S.C. 29601 1047 984

State of South Carolina
COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, Joyce H. Baker (now by remarriage Joyce H. Baker Tipton)

in consideration of the sum of Fifteen Thousand Five Hundred and No/100 (\$15,500.00) in the State aforesaid, DOLLARS.

11
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

JAMES ANDREW SMITH AND SANDRA J. SMITH, THEIR HEIRS AND ASSIGNS, FOREVER:

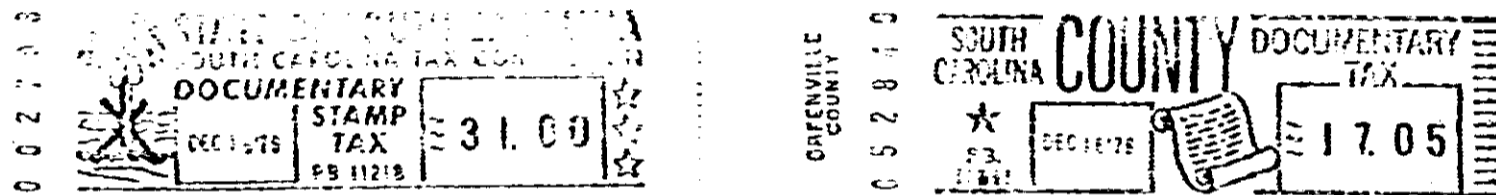
All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on Lamont Lane, being shown and designated as a part of Lot No. 2, on plat of a Re-division of Lots Nos. 43 and 44 of Dixie Farms, recorded in the RMC Office for Greenville County, S. C., in Plat Book "WWW", at Page 17.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

The within is the identical property heretofore conveyed to the grantor by deed of Lindsey Builders, Inc., dated 22 November 1968, recorded 29 November 1968, RMC Office for Greenville County, S. C., in Deed Book 857, at Page 161 and by deed of Gerald L. Baker, dated 4 May 1973, recorded 17 July 1973, RMC Office for Greenville County, S. C., in Deed Book 979, at Page 258.

- 166 - 247 - 5 - 12.3

GRANTEES' MAILING ADDRESS IS: Route #8, Lamont Lane, Greenville, South Carolina 29611.



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 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, 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, or Successors 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') hand and seal(s) this 16th day of December, 1976

Signed, Sealed and Delivered in the Presence of

Larkana D. ...
Helin L. Higgins

Joyce H. Baker (Seal)
Joyce H. Baker (Seal)

Joyce H. Baker Tipton (Seal)
Joyce H. Baker Tipton (Seal)
(now by remarriage Joyce H. Baker Tipton)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 16th day of December, A. D. 1976

Larkana D. ... (Seal)
Notary Public for South Carolina

Helin L. Higgins

State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR IS A WOMAN"
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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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

day of A. D. 1976

(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. 16th day of December, 1976

Recorded this 16th day of December, 1976 at 3:43 P. 166-247-5-12.3

247

0.984

4328 RV-2.3