

TITLE TO REAL ESTATE - Prepared by PYLE & LEAPHART, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOOK 1134 PAGE 505

KNOW ALL MEN BY THESE PRESENTS, that Curtis E. Baker

DONOR: TANKERSLEY
R.M.C.

in consideration of Twenty Thousand Seven Hundred Sixty-Six and 00/100----- 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 Jo Ann Ledbetter, her heirs and assigns, forever:

RTA Ledbetter Rd, Travelers Rest, S.C. 29690

All that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, and according to plat made for Grantee by Webb Surveying and Mapping Company, September 1980, recorded in Plat Book 88 at Page 27, having the following metes and bounds, to-wit:

BEGINNING at a nail on the easterly side of Keller Mill Road and running thence N. 62-08 E., 647.84 feet to iron pin; thence S. 45-16 E., 227.74 feet to iron pin; thence S. 26-33 W., 190.65 feet to iron pin; thence N. 79-58 W., 256.63 feet to iron pin; thence N. 49-28 W., 136.24 feet to iron pin; thence S. 62-55 W., 314.98 feet to nail on the easterly side of Keller Mill Road; thence with Keller Mill Road N. 18-15 W., 40.2 feet to the point of beginning and containing 2.383 acres.

This being a part of the tract conveyed to Curtis E. Baker by deed of Howard Caldwell recorded in the RMC Office for Greenville County on January 3, 1942 in Deed Book 240 at Page 419. (13) 356 ^{510.4-1-15.2} _{at top 510.4-1-15}

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

Also, the right to use the water from the spring and pump house which is situate on other property of Grantor, provided however, that said Jo Ann Ledbetter, her heirs and assigns, shall share equally in the cost of repair and maintenance of the pump house and shall bear the expense of maintaining her pump and line; provided further that the use by Jo Ann Ledbetter, her heirs and assigns, shall remain at the same approximate level of usage as presently exists.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 29th day of September 19 80

SIGNED, sealed and delivered in the presence of:

C. Victor Pyle (SEAL)
Curtis E. Baker (SEAL)
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DOCUMENTARY TAX COMMISSION }
DOCUMENTARY TAX }
42.00 }
PROBATE }
GREENVILLE COUNTY }
36592 }
SOUTH CAROLINA }
COUNTY }
DOCUMENTARY TAX }
23.10 }
SEP 30 '80 }
PB. }
SEP 30 '80 }
SEP 30 '80 }
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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of September 19 80

C. Victor Pyle (SEAL)
Notary Public for South Carolina
My commission expires: 7-30-90

Yvonne G. Walden

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, 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 29th day of September 19 80
C. Victor Pyle (SEAL)
Notary Public for South Carolina
My commission expires: 7-30-90

Walter P. Baker

RECORDED this SEP 30 1980 day of _____ 19 _____, at 12:09 P.M., No. 10950

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