

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... O. S. C.

BOOK 1164 PAGE 132

MAR 10 3 24 PM '82

KNOW ALL MEN BY THESE PRESENTS, that we, REMBERT BAKER and LEE ANN BAKER

in consideration of Twenty One Thousand and No/100-----(\$21,000.00)----- Dollars,
and assumption of the mortgage debt referred to below herein;
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto
Roger C. Sims and Virginia S. Sims, their heirs and assigns forever:

ALL that lot of land in O'Neal Township, Greenville County, South Carolina,
being known and designated as Lot No. 1 on plat of FORREST COVE Subdivision,
to be recorded, and also shown on plat entitled "Property of Rembert Baker
& Lee Ann Baker" dated August 1, 1980 recorded in the RMC Office for
Greenville County, in plat book 8-D at page 2, containing 1 acre, and
having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Lake Cunningham Drive,
joint corner of property being described and property now or formerly
of FEW; thence with the joint line of said property N. 9-30 E. 172.85
feet to an iron pin; thence N. 3-45 W. 93.7 feet to an iron pin; thence
turning S. 85-06 E. 176.6 feet to an iron pin; thence S. 5-04 W. 267.5
feet to an iron pin on the north side of Lake Cunningham Drive; thence
with the north side of said road N. 84-11 W. 175.45 feet to an iron
pin, the point of beginning.

10(289) 631.6-1-2.2

This is the same property conveyed to Rembert Baker and Lee Ann Baker
by deed from Donald C. Nowag and Carla S. Nowag dated August 12, 1980
and recorded in the RMC Office of Greenville County in Deed Book 1132
at page 662.

As part of the consideration herein the Grantees agree to assume and pay
that certain real estate mortgage debt secured by a mortgage given by
the Grantors herein to Carolina Federal Savings and Loan Association
in the original sum of \$47,200 executed September 3, 1980, and recorded
September 5, 1980, in the RMC Office for Greenville County in Mortgage
Book 1514 at page 611 and having a current balance of \$38,950.

Grantees' address: 9 Lake Cunningham Drive
Greer, South Carolina 2965

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
MARCH 1982 TAX \$42.00

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 against every per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 19th day of March, 1982

SIGNED, sealed and delivered in the presence of:

R. Kinard Johnson, Jr. (SEAL)
David M. Rogers (SEAL)
Rembert Baker (SEAL)
Lee Ann Baker (SEAL)

STATE OF SOUTH CAROLINA
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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 written deed and that (s)he, with the other witness subscribed
above, witnessed the execution thereof.

SWORN to before me this 19th day of March 1982
R. Kinard Johnson, Jr. (SEAL) David M. Rogers

Notary Public for South Carolina.
My commission expires 7-12-89

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and es-
tate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this
19th day of March 1982
R. Kinard Johnson, Jr. (SEAL)
Notary Public for South Carolina.
My commission expires 7-12-89

Lee Ann Baker
LEE ANN BAKER
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
MARCH 1982 TAX 23.10

RECORDED this MAR 19 1982 at 3:24 p.m.