TITLE TO REAL ESTATE Prepared by PYLE & LEAPHART, Attorneys at Law, Greenville, S. C. STATE OF SOE WHICH ROLLINA COUNTY OF CREENTHUE KNOW ALL MEN RY THE SPERKES HER. that Johnny R. Baxter and Dolores P. Baxter in consideration of Thirty Thousand (\$30,000.00)----the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Ntina C. Petratos, her heirs and assigns, forever: All that piece, parcel or lot of land situate, lying and being in the Bates Township, in the County of Greenville, State of South Carolina, and being shown and designated on plat of Property of Johnny R. and Dolores P. Baxter prepared on June 10, 1974, by Carl F. Duncan, and according to said plat, having the following metes and bounds, to-wit: BEGINNING at an iron pin on the southwestern side of White Horse Road and being bounded on the east by property of John H. McDaniel; thence with the McDaniel line, S 61-30 W 349 feet to an iron pin; thence N 89-02 W 492 feet to an iron pin; thence S 25-45 E 930 feet to an iron pin; thence S 64-25 W 122 feet to an iron pin; thence N 75-58 W 1051 feet to an iron pin, joint corner of property owned by E. L. & Martha S. Jennings; thence N 11-42 E 68.5 feet to an iron pin; thence following the meanderings of a creek with the creek being the line, N 21-32 E 478 feet to a point; thence N 26-45 E 463 feet to a point; thence N 33-00 E 330 feet to a point on the creek; thence N 66-35 E 105 feet to a point; thence S 73-37 E 130 feet to a point; thence S 66-2 E 100 feet to a point; thence S 71-02 E 95 feet to an iron pin; thence S 81-55 E 432 feet with the common line of Jones to an iron pin; thence with the southwestern edge of White Horse Road S 22-58 E 299 feet to the beginning corner, containing 26.75 acres, more or less. This is the same property conveyed to grantors herein by deed of McDonald McCall recorded July 17, 1974 in the RMC Office for Greenville County in Deed Book 1003 at Page 153. -356-506.7-1-24.1 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. Grantee's Address: 2505 Foinsett 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 grantoris) 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. 19 78 WITNESS the grantor's(s') hand(s) and seal(s) this 7th day of June sealed and delivered in the presence of: (SLAL) STATE OF SOUTH CAROLINA ) PROBATE COUNTY OF GREENVILLE Personally appeared the undersigned witness G 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. W SWORN to before me this 7th 1978 day of June in My commission expires: STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF GREENVILLE 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 tear of any person whom soever, 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 incutioned and released. GIVEN under my hand and seal this No 7th Payof June Notary Public for South Carolina. My commission expires: \_\_\_\_ RECORDED this .....

at 10:50 A.M. 37397 . "

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