

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

GREENVILLE CO. S. C. APR 4 39 PM 1953

Know All Men by These Presents:

That I, JOHN L. BENJAMIN, in the State aforesaid, in consideration of the sum of One Thousand Five Hundred and 00/100 DOLLARS, and assumption of the mortgage referred to below; 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 JOSEPH W. BAXTER and MARGARET I. BAXTER, their heirs and assigns, forever:

ALL that lot of land, with the buildings and improvements thereon, situate on the Southeast side of Kay Drive, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 68 on plat of Section II of Belmont Heights, made by C. C. Jones, Engineer, December 1954, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "GG", at Page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Kay Drive, at joint front corner of Lots 67 and 68, and running thence along the line of Lot 67, S. 26-50 E., 160 feet to an iron pin; thence N. 63-10 E., 71.7 feet to an iron pin; thence with the line of Lot 69, N. 27-26 W., 160.4 feet to an iron pin on the Southeast side of Kay Drive; thence with Kay Drive, S. 62-34 W., 38.8 feet to an iron pin; thence continuing with Kay Drive, S. 63-10 W., 31.2 feet to the beginning corner.

The grantees assume and agree to pay that mortgage given by John L. Benjamin to Douglas Wilson & Co. in the original amount of \$9,950.00 dated March 31, 1958, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 742, Page 209, on which there remains an unpaid principal balance of \$ 8843.39.

This is the same property conveyed to me by deed of Madelyn C. Flynn, dated March 31, 1958, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 595, Page 292.

Grantees to pay 1963 taxes.

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 their Heirs 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 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 this 3rd day of April in the year of our Lord One Thousand Nine Hundred and sixty three.

Signed, Sealed and Delivered in the Presence of: Joan O. Burgess (Seal), Patrick C. Fant (Seal), and three South Carolina Documentary Stamps (Seal).

State of South Carolina, Greenville County Personally appeared before me Joan O. Burgess

and made oath that She saw the within named grantor(s) John L. Benjamin sign, seal and as his act and deed deliver the within written deed, and that She, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 3rd day of April, A. D. 19 63. Patrick C. Fant (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Patrick C. Fant, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Virginia G. Benjamin wife of the within named John L. Benjamin did this day appear before me, and 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 John W. Baxter and Margaret I. Baxter, their Heirs and Assigns, all her interest and estate, and also all 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 3rd day of April, A. D. 19 63. Patrick C. Fant (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 4th day of April 19 63 at 4:39 P. M., No. 25153

Joseph... original deed... 9-27-19... R.M.C.

Approved: Patrick C. Fant

145-388-9-7