

Prepared by the offices of CARTER & HILL, Attorneys at Law 123 Broadus Avenue, Greenville, S. C.

CLLIE F. BLOWNORTH

R.M.C.

County Stamps Paid \$13.75

See Act No.380 Section 1

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Mary Breedin McClain

in consideration of Twelve Thousand, Fifty-five and 50/100 (\$12,055.50)----- 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

L. O. Baker and Martin F. Baker, their heirs and assigns, forever:

ALL that piece, parcel or tract of land in Bates Township and Cleveland Township, Greenville County, State of South Carolina and being more specifically described in a plat prepared by Terry T. Dill, Reg. C. E. & L. S. No. 104, said plat recorded in the RMC Office for Greenville County in Plat Book _____ at page _____, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeastern side of Chestnut Ridge Road and running thence S. 36-09 W. 126.5 feet to an iron pin in the center of said road; thence running N. 48-00 E. 295 feet to a stone at corner of property owned by Jerry Wilkey; thence with the Wilkey property S. 51-00 W. 1,887 feet to an iron pin; thence S. 60-35 E. with the joint line of Mildred E. Turner property 907.5 feet to an iron pin in the center of Chestnut Ridge Road; thence continuing with same bearings 34 feet to an iron pin on the southeastern side of said road; thence running S. 22-30 W. 330 feet to an iron pin to a point in Lions Club Road; thence with Lions Club Road S. 55-00 E. 588.5 feet to an iron pin; thence continuing on the same bearings 50 feet to an iron pin and continuing on the same bearings 145.8 feet to an iron pin in Lions Club Road; thence running S. 13-45 E. 400 feet to an iron pin in Lions Club Road; thence continuing with said road S. 30-52 E. 414 feet to an iron pin; thence running N. 21-45 E. 1,012 feet to an iron pin; thence continuing on the same bearings and running with Earle R. Stall joint line 485 feet to an iron pin; thence running N. 4-45 E. 644 feet to an iron pin; thence running N. 23-10 W. 766.7 feet to an iron pin; thence running N. 58-30 W. 90.5 feet to an iron pin; thence running N. 47-17 W. 279.4 feet to an iron pin, the point of beginning.

The above described property contains approximately 73.81 acres.

ALSO: A 6.56 acre tract of land as set out in the above referred to plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Chestnut Ridge Road at the joint corner with Nellie Giordano Property; thence running S. 59-20 E. 565 feet to an iron pin; thence running S. 72-11 W. 91 feet to an iron pin; thence running S. 58-30 W. 648 feet to an iron pin; thence running N. 49-04 W. 337 feet to an iron pin on the southeastern side of Chestnut Ridge Road; thence with said road N. 30-49 E. 168.5 feet to an iron pin; thence continuing with said road N. 49-52 E. 205 feet to an iron pin; thence continuing with said road N. 46-52 E. 235 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

-399-5146-1-51

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)' 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 person 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 February 1969

SIGNED, sealed and delivered in the presence of:

W.F. Marshall
S. Henry Philpot Jr.

Mary Breedin McClain (SEAL)
Mary Breedin McClain (SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19th day of February 1969

S. Henry Philpot Jr. (SEAL)

W.F. Marshall

Notary Public for South Carolina.
JANUARY 1, 1971.

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER - NOT NECESSARY WOMAN GRANTOR



I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned respectively, did this day appear before me, and each, upon being privately and separately examined by me, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever release (s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in mentioned and released.

Notary Public for South Carolina.

RECORDED this 24 day of February 1969 at 1:25 P. M., No. 20022

VU-67

1-4

ALSO - 399 - 514.7 - 1 - 38
(76-81)
(53-67) &
-399-514.6-1-(76-81)