

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 14 4 53 PM '71
R.M.C. OFFICE CO. S. C.
OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, that FRANKLIN JAMES BALDWIN

in consideration of Three Thousand Three Hundred Forty-Four and 59/100 (\$3,344.59) --- Dollars,
and assumption of the below mentioned mortgage
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto C. DOUGLAS WILSON, INC., its successors and assigns forever:

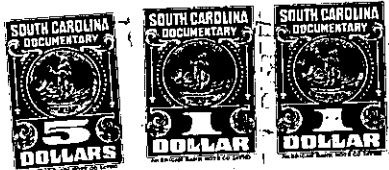
ALL that piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 203 and a portion of Lot No. 204, Augusta Road Ranches, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book M, Page 47, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Old Augusta Road at the joint front corner of Lots Nos. 202 and 203, and running thence with the joint line of said lots, S 89-47 W 135.4 feet to an iron pin; thence S 0-13 E 112 feet to an iron pin on the northern side of Gatling Avenue; thence with the northern side of Gatling Avenue, N 89-47 E 113.7 feet to an iron pin; thence with the curve of the intersection of Gatling Avenue and Old Augusta Road, the chord of which is N 23-55 E 34.8 feet to an iron pin on the western side of Old Augusta Road; thence with the western side of Old Augusta Road, N 1-58 W 87 feet to the point of beginning.

This conveyance is made subject to all building restrictions, easements, and rights-of-way affecting the property.

Being the same conveyed to the grantor by deed recorded in said R. M. C. Office in Deeds Book 546, Page 82.

As part of the consideration hereof, the grantee assumes and agrees to pay the balance on the promissory note executed by the grantor to C. Douglas Wilson & Co., secured by mortgage recorded in said R. M. C. Office in Mortgage Book 669, Page 295, on which there is a principal balance of \$2,655.41.



Greenville County
Stamps
Paid \$ 3.85
Act No. 380 Sec. 1

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 13th day of

October 19 71
Franklin J. Baldwin (SEAL)
FRANKLIN JAMES BALDWIN (SEAL)
Franklin James Baldwin (SEAL)

SIGNED, sealed and delivered in the presence of:

Seritta H. Swatt
Sal L. Bloom

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

SWORN to before me this 13th day of October 19 71

Sal L. Bloom (SEAL)
Notary Public for South Carolina

Seritta H. Swatt

NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES AUGUST 16, 1977

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER NOT NECESSARY - GRANTOR WIDOWER

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)' heirs or successors and assigns, 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 _____ day of 19 _____

Notary Public for South Carolina.

RECORDED this 14th day of October 19 71 at 1:53 P. M., No. 10924

212 222.3

519-212-5-41