

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
MAY 10 4 28 PM '76
DONNIE S. TANKERSLEY
R.H.C.

Vol 1036 PAGE 24

KNOW ALL MEN BY THESE PRESENTS, that Celia E. Pennington

in consideration of Eighteen Thousand Five Hundred and No/100 --- (\$18,500.00) ----- 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 Christopher L. Baker and Sandra Baker, their heirs and assigns forever:

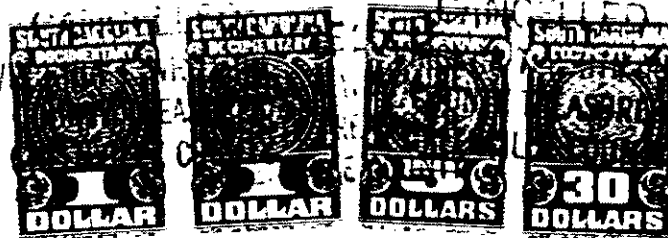
ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being on the northeastern side of Keith Drive and known and designated as Lot No. 41 on a plat of property of Ed B. Smith recorded in the R.M.C. Office for Greenville County in Plat Book S at Page 23 said lot having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Keith Drive at the joint front corner of Lots Nos. 40 and 41 and running thence with the joint line of said lots N. 54-15 E., 150 feet to an iron pin; thence S. 35-45 E., 75 feet to an iron pin; thence S. 54-15 W., 150 feet to an iron pin on Keith Drive; thence along Keith Drive N. 35-45 W., 75 feet to the point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

519-193.2-2-26

This is the same property conveyed to the Grantor herein by deed of Jay Sanders, Jr. and Karen G. Sanders dated May 20, 1971 and recorded May 21, 1971 in the R.M.C. Office for Greenville County in Deed Book 916 at Page 14.



37.00
Greenville County
Stamps
Paid \$ 20.35
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)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'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)'s heirs or successors and assigns against the grantor(s) and the grantor(s)'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 7th day of

May 19 76.

SIGNED, sealed and delivered in the presence of

Celia E. Pennington (SEAL)

Francis K. Bagwell
James C. Blakely, Jr.

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

SWORN to before me this 7th day of May 19 76.

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81.

Francis K. Bagwell

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER (NOT NECESSARY WOMAN GRANTOR)

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)'s heirs or 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 mentioned and released.

GIVEN under my hand and seal this

day of 19

Notary Public for South Carolina
My commission expires:

RECORDED this day of MAY 10 1976 at 4:23 P. M. No. 25931

5004

4328 RV-2