

TITLE TO REAL ESTATE Prepared by SIGNER GREENVILLE CO. S. O. MAIN STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina 12 01 1 24 PM '76 Know All Men by These Presents:

COUNTY OF GREENVILLE DONNE S. TANKERSLEY That we, Kermit T. Obermeyer and W. Genia Obermeyer,

in the State aforesaid, in consideration of the sum of Thirty-Four Hundred Ninety-Two and 85/100 (\$3,492.85)----- DOLLARS, and assumption of mortgage,

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 grantee(s) CLAUDE WAYNE BAKER AND MARTHA J. BAKER, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the Town of Simpsonville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 166, on plat of Section I, Bellingham, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 N", at Page 22, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING on the radius of the curve of Cloverdale Court, at corner of Lot No. 165, and running thence S. 80-06 E. 242.5 feet to an iron pin; thence S. 55-24 W. 180 feet to the joint rear corner of Lots Nos. 166 and 167; running thence N. 45-29 W. 155.7 feet to an iron pin on the radius of Cloverdale Court; thence with the radius of said Court, the chord of which is, N. 28-59 E. 40 feet to the point of BEGINNING.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

The within is the identical property heretofore conveyed to the grantors by deed of Bellingham, Inc., dated 1 May 1974, recorded 2 May 1974, RMC Office for Greenville County, S. C., in Deed Book 998, at Page 164 - 899 - 300.1 - 1 - 43

As a part of the consideration, grantee assumes and agrees to pay the balance due on that certain mortgage from the grantors to First Federal Savings and Loan Association of Greenville, South Carolina, said mortgage being in the original amount of \$22,700.00, dated 1 May 1974, recorded 2 May 1974, RMC Office for Greenville County, S. C., in Mortgage Book 1309, at Page 185, upon which there is a present balance due of \$22,307.15.

GRANTEE'S MAILING ADDRESS IS: 10 Cloverdale Court, Simpsonville, South Carolina 29681.

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 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, 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, or Successors 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(s) and seal(s) this 7th day of September, 19 76

Signed, Sealed and Delivered in the Presence of Kermit T Obermeyer (Seal) W Genia Obermeyer (Seal) Barbara Payne (Seal) Greenville County Fees 3.85 Act No. 330 Sec. 1

State of South Carolina COUNTY OF GREENVILLE Personally appeared before me 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 September, A. D., 19 76 Notary Public for South Carolina Commission Expires October 20, 1979

State of South Carolina COUNTY OF GREENVILLE RENUNCIATION OF DOWER 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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 7th day of September, A. D., 19 76 Notary Public for South Carolina Commission Expires October 20, 1979 Canceled documentary stamps attached to this U. S. S. 1:24 P. 6663 Recorded this SEP 8 1976 at 1:24 P. No. 6663

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