

Address of Grantee: 522 Verner Dr., Greenville, SC 29609  
Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P.A. Attorneys at Law, Greenville, SC

State of South Carolina GREENVILLE CO. S.C. TITLE TO REAL ESTATE

GREENVILLE COUNTY Know All Men by These Presents:

That G. Henry Bakeman & Dorothy E. Bakeman hereafter referred to as Grantor, in consideration of the sum of Forty One Thousand and 00/100 (\$41,000.00) DOLLARS, paid to Grantor by James R. Bagwell & Mary Sue Bagwell hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, their heirs and assigns forever:

ALL that certain piece, parcel, or lot of land, with the buildings and improvements thereon, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 91, Cedar Vale, Section Two, and having, according to a plat thereof recorded in the R.M.C. Office for Greenville County, State of South Carolina, in Plat Book 4-F, Page 12, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Verner Drive at the joint front corner of Lots Nos. 91 and 92, and running thence with the joint line of said lots, N. 19-09 E. 174.5 feet to an iron pin in the joint rear corner of said lots in the Line of Lot No. 82; thence with the rear line of lots Nos. 91, 82, and 88, N. 72-09 W. 110.1 feet to an iron pin in the joint rear corner of Lot Nos. 90 and 91; thence with the joint line of said lots, S. 19-03 W. 179.6 feet to an iron pin in the joint front corner of said lots on the easterly side of Verner Drive; thence with the easterly side of Verner Drive, S. 74-41 E. 110 feet to the point of beginning.

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

This is the same Property conveyed to the grantor by Donald W. Cox and Aileen W. Cox by deed dated 6-28-76, and recorded 6-28-76 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1038 at Page 738.

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 7th day of April, 19 78.

Signed, Sealed and Delivered in the Presence of

*Dorothy Gold*  
*David Allen Gumbel*

*G. Henry Bakeman* (Seal)  
G. Henry Bakeman (Seal)  
*Dorothy E. Bakeman* (Seal)  
Dorothy E. Bakeman (Seal)  
Grantor

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

I, Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 7th day of April, 19 78  
*David Allen Gumbel* (Seal)  
Notary Public for South Carolina  
My Commission expires 11-21, 1984

*Dorothy Gold*

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Dorothy E. Bakeman, wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this 7th day of April, 19 78  
*David Allen Gumbel* (Seal)  
Notary Public for South Carolina  
My Commission expires 11-21, 1984

*Dorothy E. Bakeman*

Recorded this day of APR 7 1978 at 4:08 P. M., No. 29597

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