

WARRANTY DEED
INDIVID. TO INDIVID.

FILED
OCT 26 1979
Dennis S. Mace

VOL 1144 PAGE 1063

This Warranty Deed Made the 9th day of July A. D. 1979 by

Gwen R. Little

hereinafter called the grantor, to

Harold A. Bauer Jr. and Patrel Little Bauer, his wife

7744 Dilido Blvd., Miramar, Florida

whose postoffice address is

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

For True Consideration See Affidavit
Book 40 Page 1063

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Greenville County, ~~XXXXXX~~ South Carolina viz:

All that piece, parcel or lot of land known and designated as Lot. 213, Section 2, Caroline Court, recorded in R.M.C. Office for Greenville County in Plat Book GG, at page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Marlana Avenue at the joint front corner of Lots 212 and 213 and running thence N. 25-15 E. 240 feet to an iron pin, joint rear corner of said lots; thence along the joint line of lots 202 and 213, S. 64-45 E. 100 feet to an iron pin; thence along the joint line of Lots 213 and 214, S. 25-15 W. 240 feet to an iron pin on the Northern side of Marlana Avenue; thence along Marlana Avenue, N. 64-45 W. 100 feet to the beginning corner.

This conveyance is made subject to the covenants, conditions and restrictions recorded in the R.M.C. Office for Greenville County in Volume 495 at page 523. This conveyance is subject to all easements and rights of way of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1978

And unto all whom may concern Gwen Little declares that she freely and voluntarily renounces all her interest and estate and any right to dower in the above described property, which was left to her in the will of her late husband, W.P. Little, Sr., who died on December 11, 1962, filed in Horry County Probate Court.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Thelma Locklar
Indra J. Kant

Gwen R. Little
L.S.
L.S.

STATE OF Florida
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Gwen R. Little

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of

August A. D. 1979

Notary Public, State of Florida at Large
My Commission Expires Dec. 27, 1982

Dennis W. Mace

This Instrument prepared by: Robert Church Atty.

Address 109 Park Ave. Mt. Vernon, New York

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RECORDED OCT 26 1979 at 2:00 P.M.

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