

Ray W. Bayne  
c/o Bayne Heating & Air Conditioning  
811 Hampton Avenue  
Greenville, S. C. 29601

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
JAN 29 1981  
REX L. CARTER, as Trustee  
FOR RAY W. BAYNE  
STANKERSLEY  
R. C.

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KNOW ALL MEN BY THESE PRESENTS that RAY W. BAYNE, as Trustee

in consideration of One Dollar (\$1.00) 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 RAY W. BAYNE, his heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as the major portion of Lot 61 on a Plat of Property of WILLIAM R. TIMMONS, Jr., recorded in the RMC Office for Greenville County in Plat Book XX, at Page 9, and more fully described as follows:

BEGINNING at an iron pin on the southwestern side of Penarth Street located S 31-07 E 10 feet from the joint front corner of Lots 37 and 61, and running thence with the southwestern side of Penarth Street, S 31-07 E, 125 feet to a point; thence S 58-53 W, 175 feet to a point; thence N 31-07 W, 145.1 feet to a point in rear line of Lot 61; thence with a new line through Lot 61, N 65-13 E, 176 feet to the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantor herein by deed of Judith P. Douthit, dated and recorded August 26, 1969, in Deed Book 874, Page 466.

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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, 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)'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 against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 27<sup>th</sup> day of January, 1981.

SIGNED, sealed and delivered in the presence of

*Judith P. Douthit*  
*Mary H. Southwell*

*Rex L. Carter* (SEAL)  
Rex L. Carter, as Trustee (SEAL)  
For Ray W. Bayne (SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and each with that wife, the within named grantor(s), and in the presence of the other witness, delivered the within instrument and that wife, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 27<sup>th</sup> day of January, 1981.

*Judith P. Douthit* (SEAL) *Mary H. Southwell*

My commission expires 1-21-91

STATE OF SOUTH CAROLINA  
COUNTY OF

RENUNCIATION OF DOWER NOT NECESSARY

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the within named witness 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 did so freely, voluntarily, and without any compulsion, duress or fraud of any person whatsoever, and forever relinquish unto the grantor(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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

\_\_\_\_\_ day of \_\_\_\_\_ 1981

*Notary Public for South Carolina* (SEAL)

My commission expires \_\_\_\_\_

RECORDED this 27<sup>th</sup> day of \_\_\_\_\_ 1981

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