

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

SEP 15 12:06 PM 1949

OLLIE FAR... Know All Men by These Presents:

That We, James M. Bruce and Furman C. Smith, in the State aforesaid, in consideration of the sum of----- Ninety Five Hundred and No/100 (\$9,500.00) ----- DOLLARS,

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 SANFORD H. BAIRD, his heirs and assigns, all that parcel, piece or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, located on the South side of Northwood Avenue, and designated as lot #12 of the property of Furman C. Smith and G. Herman Walker, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "S", at Page 3, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Northwood Avenue, which iron pin is 370 feet East of the Northeast intersection of Northwood Avenue and Summit Drive, joint corner of lots #10 and #12; thence along the joint line of said lots S. 1-26 W. 170 feet to an iron pin, rear joint corner of said lots; thence S. 87-34 E. 75 feet to an iron pin, rear joint corner of lots #12 and #14; thence along the joint line of said lots N. 1-26 E. 170 feet to an iron pin in the line of Northwood Avenue; thence along the Southern side of Northwood Avenue N. 87-34 W. 75 feet to the point of beginning.

The herein-named grantee is to pay the 1949 taxes.



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 his Heirs 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 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) hands and seal s this 9th day of September in the year of our Lord One Thousand Nine Hundred and Forty nine

Signed, Sealed and Delivered in the Presence of

Lola Chappell
Rachel Holden

James M. Bruce (Seal)
Furman C. Smith (Seal)

State of South Carolina, Greenville County

Personally appeared before me Rachel Holden

and made oath that she saw the within named grantor(s) James M. Bruce and Furman C. Smith sign, seal and as their act and deed deliver the within written deed, and that she, with Lola Chappell witnessed the execution thereof.

Sworn to before me this 9th day of September, A. D. 19 49
Lola Chappell (Seal)
Notary Public for South Carolina

Rachel Holden

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Lola Chappell, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mamie J. Bruce and Mrs. Byrdie K. Smith wives of the within named James M. Bruce and Furman C. Smith, respectively, 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 Sanford H. Baird, his Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 9th day of September, A. D. 19 49
Lola Chappell (Seal)
Notary Public for South Carolina

Mamie J. Bruce
Byrdie K. Smith

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 15th day of September 19 49, at 12:06 P. 21814

184-1-93