

STATE OF SOUTH CAROLINA, 1951 10 05 47
GREENVILLE COUNTY

Know All Men by These Presents:

That I, Minnie Baynes in the State aforesaid, in consideration of the sum of One and no/100 (\$1.00) DOLLARS, and the below set-out premises, 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 James Hicks and Ruth Hicks, their Heirs and Assigns:

All that certain piece, parcel or lot of land, situate, lying and being on the eastern side of the Laurens Road (U. S. Highway #276) in the town of Mauldin, State and County aforesaid, and having according to a survey made by J. A. Pickens dated May 19, 1951, the following metes and bounds, to-wit.

BEGINNING at an iron pin on the easterly side of Laurens Road (U. S. Highway #276) which iron pin is a joint corner with property of Coke Alexander and is also located 2/10 of a mile, more or less, in a northerly direction from the intersection of Laurens Road (U. S. Highway #276) with county road at which intersection the U. S. Post Office is located and running thence along Coke Alexander's line N 79 E 557 feet to a stake on the westerly side of the C & W C Railroad right of way; thence along the westerly side of said right of way approximately N 12 W, 298 feet, more or less, to an iron pin, corner of Forrester land; thence along Forrester's line S 70-15 W 556 feet, more or less, to an iron pin on the easterly side of Laurens Road (U. S. Highway # 276); thence along the easterly side of said Laurens Road (U. S. Highway #276) S 12 E, 203 feet to the point of beginning and containing 3 1/10 acres, more or less.

For deed into grantor, see deed from W. W. Baynes dated August 18, 1913.

By deed dated June 2, 1951, and recorded in the REC Office for Greenville County, S. C., in Deed Book 436, page 45, the grantor attempted to convey to the grantees herein the above described lot, and this deed is executed to more clearly and fully setout the metes and bounds of said lot intended to be conveyed by the aforesaid deed.

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 their 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) hand and seal this 16th day of June in the year of our Lord One Thousand Nine Hundred and Fifty-one

Signed, Sealed and Delivered in the Presence of

Harry R. Stephenson Jr.
Schaefer B. Kendrick

Minnie Baynes (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me HARRY R. STEPHENSON, JR.

and made oath that he saw the within named grantor(s) Minnie Baynes sign, seal and as her act and deed deliver the within written deed, and that he, with Schaefer B. Kendrick witnessed the execution thereof.

Sworn to before me this sixteenth day of June, A. D. 1951. Schaefer B. Kendrick (Seal) Notary Public for South Carolina

Harry R. Stephenson Jr.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 19th day of June 1951, at 10:03 A. M., No. 14224

M2-1-4.1 (OUT OF M2-1-4)