

STATE OF SOUTH CAROLINA,

County of _____

KNOW ALL MEN BY THESE PRESENTS That I, M. G. Proffitt

in the State aforesaid,

in consideration of the sum of NINETEEN THOUSAND AND FIVE HUNDRED (\$19,500.00) - - - - - 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 FRED M. BAKER AND JEAN R. BAKER:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Northeastern side of Longview Terrace, in a subdivision known as Forest Heights, being known and designated as Lot No. 43A of said subdivision, and being as shown on a plat thereof recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book P, at page 71. According to said plat the within conveyed premises have the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Northeastern side of Longview Terrace at the joint front corner of Lots Nos. 43A and 44, which iron pin is 872.8 feet from the intersection of Longview Terrace and East Faris Road, and running thence along the common line of said lots, N. 45-22 E. 118.7 feet to an iron pin in the center of a 10-foot strip reserved for utilities; thence along the center of said 10-foot strip reserved for utilities, S. 47-46 E. 64.2 feet to an iron pin in the center of said 10-foot strip; thence continuing along the center of said 10-foot strip and along the Southwestern side of a 10-foot alley, S. 30-20 E. 32.7 feet to an iron pin, the joint rear corner of Lots Nos. 43 and 43A; thence along the common line of said last mentioned lots, S. 48-04 W. 121.8 feet to an iron pin on the Northeastern side of Longview Terrace; thence along the Northeast side of Longview Terrace, N. 42-32 W. 79.2 feet to an iron pin, the beginning corner.

The above described property is a portion of the property conveyed to the grantor herein by deed of Annie Laurie McPherson, dated December 12, 1952, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Volume 468, page 311.

The above described property is subject to the restrictive covenants applicable to Forest Heights Subdivision recorded in the R. M. C. Office for Greenville County in Deed Volume 297, at page 256.

Grantees agree to pay taxes for the year 1953.

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, 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 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 14th day of July in the year of our Lord One Thousand Nine Hundred and Fifty-three

Signed, Sealed and Delivered in the Presence of

Richard H. Carpenter (Signature)
J. Milton Williams (Signature)



M. G. Proffitt (Signature) (Seal)
Documentary stamps: 10 DOLLARS, 10 DOLLARS, 10 DOLLARS, 10 DOLLARS

STATE OF SOUTH CAROLINA,

County of GREENVILLE

Personally appeared before me Richard H. Carpenter

and made oath that he saw the within named grantor(s) sign, seal and as his act and deed deliver the within written deed, and that he, with J. Milton Williams witnessed the execution thereof.

Sworn to before me this 14th day of July, A. D. 1953

J. Milton Williams (Signature) (Seal)
Notary Public for South Carolina

Richard H. Carpenter (Signature)
Documentary stamp: 10 DOLLARS

STATE OF SOUTH CAROLINA,

County of GREENVILLE

RENUNCIATION OF DOWER

I, Richard H. Carpenter, a Notary Public for S. C.,

do hereby certify unto all whom it may concern, that Mrs. Vallie K. Proffitt wife of the within named M. G. Proffitt 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 the grantee(s), their 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 14th day of July, A. D. 1953

Richard H. Carpenter (Signature) (Seal)
Notary Public for South Carolina

Vallie K. Proffitt (Signature)

Recorded July 15th, 1953, at 9:44 A.M. #15753

