

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That J. F. Forrester and Estelle H. Forrester in the State aforesaid,
in consideration of the sum of exchange of lands worth less than One Hundred DOLLARS,
(\$100.00)

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 A. Baldwin and Mary B. Baldwin

All that piece, parcel and triangular lot of land lying and being in Austin Township, Greenville County, South Carolina, near the Village of Mauldin, and being a portion of lot number 18 on a plat of property of C. A. Rice and Jessie M. Rice as recorded in Plat Book J, Page 153 and being likewise a portion of the lot conveyed to the grantors by Archie Thackston by deed dated November 26, 1952, recorded in Deed Book 467, Page 300.

Specifically the lot is described as follows: Beginning on the south bank of the Conestee Road at a point 90.2 feet N. 85-07 W. from the joint front corner in lots numbers 17 and 18 on the mentioned plat and runs thence along the edge of the Conestee Road N. 85-07 W. 47 feet to corner on said lot number 18 as shown on the plat; thence along the line of lot number 18 S. 35 E. 70.3 feet to corner; thence approximately N. 6-03 E. 53 feet to the beginning corner.

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 30 day of November in the year of our Lord One Thousand Nine Hundred and Fifty Three

Signed, Sealed and Delivered in the Presence of

Virginia Richards

J. F. Forrester (Seal)
Estelle H. Forrester (Seal)
----- (Seal)
----- (Seal)

State of South Carolina, }
Greenville County

Personally appeared before me *Virginia Richards*

and made oath that she saw the within named grantor(s) J. F. Forrester and Estelle H. Forrester sign, seal and as their act and deed deliver the within written deed, and that she, with *J. M. Richards* witnessed the execution thereof.

Sworn to before me this 30 day of November, A. D. 1953
Virginia Richards (Seal)
Notary Public for South Carolina

Virginia Richards

State of South Carolina, }
Greenville County

RENUNCIATION OF DOWER

I, *Mary W. Crymes* Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Estelle H. Forrester wife of the within named J. F. Forrester 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 James A. Baldwin and Mary B. Baldwin, 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 30 day of November, A. D. 1953
Mary W. Crymes (Seal)
Notary Public for South Carolina

Estelle H. Forrester

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$-----
Recorded this 4th day of December 1953 at 3:28 P.M. #26341

MS. 1-1-15
(Out of MS. 1-1-10)