

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED GREENVILLE CO. S. C.

Know All Men by These Presents: JAN 25 9 28 AM

That we William A. Baker, Jr. and Virginia C. Baker in the State aforesaid, in consideration of the sum of Four Thousand Dollars and assume the following mortgage. DOLLARS, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Hubert Leon Barnes, his heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, in Oaklawn Township, on the East side of Augusta Road, Containing 3.71 acres, and having according to plat of the property of B.R. Coker made by C.O. Riddle, July 8, 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Augusta Road, at the joint front corner of tracts 1 and 2, of the property of W.M. Boyce Estate, as shown on plat recorder in Plat Book N at Page 143, and running thence N. 86 E. 1447.4 feet to a stake; thence N. 17 E. 120 feet to iron pin in line of other property of B.R. Coker; thence with the line of said property, S. 86 W. 1444.6 feet to iron pin in center of Augusta Road; thence with the center of said road, S. 18-15 W. 120.9 feet to the point of beginning

Said premises being the same which was conveyed to the within grantors by their deed dated February 6, 1953 and recorder in the R.M.C. Office in Deed Book 472 on page 35. Said premises being the Southern portion of Tract #29 as shown on Plat recorder in Plat Book N at Page 143.

The Grantee agrees to assume a mortgage given William Baker, Jr. and wife Virginia C. Baker, to Fidelity Federal Savings & Loan Association the sum of \$3,750.00 on which is a balance due of \$2,656.97. Mortgage Recorder in Vol. 553, Page 145.



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') hand and seal this 21 day of January in the year of our Lord One Thousand Nine Hundred and Fifth-Seven

Signed, Sealed and Delivered in the Presence of

H. L. Baumgardner C. F. Putman

William A. Baker, Jr. (Seal) Virginia C. Baker (Seal)

State of South Carolina

COUNTY OF Greenville

Personally appeared before me H.L. Baumgardner

and made oath that he saw the within named grantor(s) William A. Baker, Jr. & Virginia C. Baker written deed, and that he, with C.F. Putman sign, seal and as their act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 21 day of January, A. D., 19 57 C. F. Putman (Seal) Notary Public for South Carolina

H. L. Baumgardner

State of South Carolina

COUNTY OF Greenville

RENUNCIATION OF DOWER

I, H. L. Baumgardner

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Virginia C. Baker wife of the within named William A. Baker, Jr. 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 Hubert Leon Barnes, 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 21 day of January, A. D., 19 57 H. L. Baumgardner (Seal) Notary Public for South Carolina

Virginia C. Baker

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 25th day of January 19 57, at 9:28 A.M., No. #2051