

STATE OF SOUTH CAROLINA

DEC 19 1 05 PM 1960

GREENVILLE

County

KNOW ALL MEN BY THESE PRESENTS, THAT I, Lindsay O. Baker, Jr.

in consideration of the sum of One Thousand and 00/100-----(\$1,000.00)----- in the State aforesaid, 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 Martin F. Baker, his heirs and assigns, forever:

all my undivided interest, right, title and ownership in and to that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, in the section known as River Falls, containing 20.8 acres, more or less, and having the following metes and bounds, according to a survey made by Terry T. Dill, surveyor, made February, 1953:

BEGINNING at a stone, Cleveland corner, on the N/S of an unnamed road, and running thence across said road, S 24-10 W, 1.102 feet to a pin near branch, E. H. Batson's corner; thence with Batson line S 63 W, 125 feet; thence still with Batson's line, S 82 W, 125 feet; thence still with Batson's line, S 77-35 W, 400 feet to a stake; thence still with the Batson line, S 84-35 W, 468.4 feet to iron pin at road; thence with said road as follows: N 29-45 W, 171.5 feet, N 1-30 W, 111 feet, N 1-30 E, 82 feet, N 38 W, 116 feet and N 34-45 W, 132 feet to forks of road; thence N 53-45 E, 1,000 feet to a pin; thence N 42-30 E, 107 feet to the beginning corner.

ALSO that other lot of land in the Township, County and State aforesaid, in the section known as River Falls, being almost all of Lot no. 2 of Section C of River Falls Realty Company as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book L, page 169, and having the following metes and bounds according to plat made by T. T. Dill, surveyor, August 25, 1959:

BEGINNING at an iron pin on Duckworth Lane at corner of Lot no. 1 of Section C, and running thence with Duckworth Lane, N 2-30 E, 236 feet to an iron pin; thence S 86-00 E, 200 feet to an iron pin; thence S 85-30 E, 147 feet to an iron pin; thence S 25-00 W, 372 feet to iron pin at corner of Lot of Nelson; thence with Nelson line, N 58-00 W, 237 feet to the beginning corner.

ALSO, that other lot of land in the Township, County and State aforesaid in the section known as River Falls, on Duckworth Lane, adjoining Lot no. 29 of Section A of River Falls Realty Co., and having the following metes and bounds: BEGINNING at an i.p. on Duckworth Lane at corner of Lot no. 29 of Section A of River Falls Realty Co. and running thence with line of Lot 29, S 86 E, 193.5 feet to i.p. at corner of a 6.3 acre tract of Friddle; thence with Friddle line N 1-45 W, 100 feet to i.p.; thence still with Friddle line, N 17-45 W, 141 feet to i.p. in Cleveland line; thence S 68 W, 169 feet to i.p. on Duckworth Lane; thence with said lane S 5 E, 143 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 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 17th day of December in the year of our Lord One Thousand Nine Hundred and sixty.

Signed, Sealed and Delivered in the Presence of Edna S. Guest, Terry F. Guest, Lindsay O. Baker, Jr. (Seal)

State of South Carolina Greenville County Personally appeared before me Edna S. Guest and made oath that she saw the within named grantor(s) Lindsay O. Baker, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with Terry F. Guest witnessed the execution thereof. Sworn to before me this 17th day of December, A. D., 1960. Edna S. Guest (Seal) Notary Public for South Carolina

State of South Carolina Greenville County RENUNCIATION OF DOWER I, Terry F. Guest, a S. C. Notary Public, do hereby certify unto all whom it may concern, that Mrs. Patricia H. Baker wife of the within named Lindsay O. 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 Martin F. Baker, 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 17th day of December, A. D., 1960. Patricia H. Baker (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$, U. S. \$ Recorded this 19th day of December 1960, at 1:05 P.M., No. 15655

675.6-1-4, 675.1-1-66 675.1-1-93.1 (U.S. STAMP) OUT OF 675.1-1-93 (6.14 P.C.T.)