

FILED GREENVILLE CO. S. C.

DEC 2 10 57 AM 1961

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, that Horace P. Baumgardner as Trustee

in consideration of One Thousand and no/100----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Mauldin Construction Co., its Successors and Assigns:

All that certain piece parcel or lot of land situate lying and being near the City of Greenville, County of Greenville, State of South Carolina, and known and designated as lot #30 on the southern side of Sylvania Drive, of a subdivision known as Dogwood Terrace, as shown on a plat prepared by J. Mac Richardson, Engineer, dated May 1960, and recorded in the R.M.C. Office for Greenville County in Plat Book UU at Page 5, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Sylvania Drive, the joint front corner of lots #30 and 29 and running thence along the line of these lots, S. 57-18 W. 150 feet to an iron pin in the property line; thence N. 32-42 W. 100 feet to an iron pin at the joint rear corner of lots #30 and #31; running thence N. 57-18 E. 150 feet to an iron pin on the southern side of Sylvania Drive; S. 32-42 E. 100 feet to an iron pin, point of beginning. /thence

There being a 10' drainage easement along the joint line of lots #30 and #31.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 24th day of November 1961.

SIGNED, sealed and delivered in the presence of:  
*[Handwritten signature]* \_\_\_\_\_ (SEAL)  
*[Handwritten signature]* \_\_\_\_\_ (SEAL)  
Horace P. Baumgardner as Trustee (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA PROBATE  
COUNTY OF Greenville } Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 24th day of November 19 61.  
*[Handwritten signature]* \_\_\_\_\_ (SEAL)  
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER NOT NECESSARY  
COUNTY OF } I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ (SEAL)  
Notary Public for South Carolina.

RECORDED this 2nd. day of December 19 61, at 10:57 A. M., No. 13951

72-1-95  
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