

State of South Carolina
Greenville County

BOOK 696 PAGE 211

GREENVILLE S.C.
APR 15 1962
3:30 PM
CLERK OF THE COURT
R.M.C.

Know all Men by these presents, That I, Edna B. Pitts, of Greenville County,

in the State aforesaid, in consideration of the sum of Five and No/100 (\$5.00) Dollars
and correction of deed - - - - - ~~X Dollars~~

to me paid by C. Elford Baldwin and Helen T. Baldwin

in the State aforesaid, 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 C. Elford Baldwin and Helen T. Baldwin, their heirs and assigns forever:

All that piece, parcel or tract of land lying, being and situate in the County and State aforesaid, Austin Township, containing 8.84 acres, according to a plat prepared by R. K. Campbell, Surveyor, Feb. 20, 1960, and having the following metes and bounds, according to said plat, to-wit:

BEGINNING at an iron pin on line of Jennie L. Baldwin, said pin measuring a distance of 343.2 feet N. 4-22 1/2 E. from a point in the center of a County Road, known as the Baldwin Road, and running thence N. 4-22 1/2 E. 136 feet along line of Jennie L. Baldwin to an iron pin; thence N. 49-43 W. 136 feet along line of Jennie L. Baldwin to an iron pin; thence N. 9-23 E. 406 feet along line of Jennie L. Baldwin to an iron pin in or near branch; thence with the branch as a line N. 71-52 E. 111 feet to an iron pin on line of P. G. Jones; thence with the Jones line N. 67-20 E. 698.5 feet to an iron pin on line of land of the grantees; thence with line of land of the grantees S. 30-30 W. 576.7 feet to an iron pin on line of the grantees; thence with line of the grantees N. 75-07 1/2 W. 378.8 feet to an iron pin, the point of beginning, and bounded by other lands of Jennie L. Baldwin, lands of P. G. Jones and lands of the grantees.

On January 14, 1942 Edna B. Pitts and Carl E. Baldwin, Jr. conveyed all of their right, title and interest in and to a tract containing 46 acres, more or less, in Austin Township to their mother, Mrs. Jennie L. Baldwin, in Deed Vol. 242, at Page 110. The grantors in said deed conveyed only a life estate to the said Jennie L. Baldwin and at her death the property was to revert back to the grantors and their heirs thereby giving the grantors a vested remainder interest in and to said property. Subsequently, Jennie L. Baldwin conveyed the property hereinabove described to C. Elford Baldwin and Helen T. Baldwin by deed dated February 24, 1960 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 645, at Page 281. However, Edna B. Pitts has not conveyed her undivided one-half interest in said property, the same being a vested remainder interest to the grantees hereinabove described and the purpose of this deed is to convey to the grantees herein all of the undivided one-half interest of Edna B. Pitts, the same being a vested remainder interest in the above-described real estate.

PT. OF 573-1-1-14