

State of South Carolina

GREENVILLE COUNTY



Know All Men by These Presents, FILED MAY 21 1964

That We, Hilliard Baldwin and Ethel V. Baldwin, in consideration of the sum of Two Thousand and No/100 - - - - - DOLLARS,

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 grantee(s)

Ben C. Sanders, his Heirs and Assigns forever,

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Butler Township, adjoining lands of Ben C. Sanders, and another lot being conveyed this day to Ronald Hobart and Mary Whitworth Southerlin, and being a part of the same tract of land, a one-half interest of which was conveyed to us by deed from William M. Baldwin, recorded in the R. M. C. office for Greenville County in Deed Book 273 at page 384, and having the following courses and distances, to wit:-

Beginning on an old iron pin, joint corner of Ben C. Sanders present lot, and of the lot being conveyed by us this day to Ronald Hobart and Mary Whitworth Southerlin and of lot of H. O. Southerlin, and runs thence with an extension of the H. O. Southerlin south line, S. 73-00 E. 111.7 feet to an iron pin, joint corner of the Ronald Hobart and Mary Whitworth lot; thence with the line of this lot N. 3-20 W. 38.6 feet to an iron pin on the said line; thence N. 96-41 E. 104.5 feet to an iron pin at edge of woods; thence S. 23-48 E 227.4 feet to an iron pin in open field; thence S. 81-30 W. 203.6 feet to an iron pin on old line; thence N. 23-48 W. 247 feet to the beginning corner, containing One (1) acre, more or less.



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 16th day of April in the year of our Lord One Thousand Nine Hundred and Sixty Four

Signed, Sealed and Delivered in the Presence of

David J. Lewallen, H. S. Brockman

Hilliard Baldwin (Seal), Ethel V. Baldwin (Seal)

State of South Carolina

Greenville COUNTY

Personally appeared before me David J. Lewallen and made oath that he saw the within named grantor(s) Hilliard Baldwin and Ethel V. Baldwin sign, seal and as their act and deed deliver the within written deed, and that he, with H. S. Brockman witnessed the execution thereof.

Sworn to before me this 16th day of April, A. D., 1964

H. S. Brockman (Seal) Notary Public for South Carolina

David J. Lewallen

State of South Carolina

Greenville COUNTY

RENUNCIATION OF DOWER

I, H. S. Brockman, Notary Public, do hereby certify unto all whom it may concern, that Mrs. Ethel V. Baldwin wife of the within named Hilliard Baldwin 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 Ben C. Sanders, and 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 16th day of April, A. D., 1964

H. S. Brockman (Seal) Notary Public for South Carolina

Ethel V. Baldwin

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 25th day of May, 1964, at 1:44 P.M., No. 33267

REC- 299 - P of MD.4 - 1-2-2 OUT OF MD.4 - 1-1