

DEC 20 11 20 AM 1966

BOOK 810 PAGE 652

TITLE TO REAL ESTATE—Prepared by Hinson & Hamer, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Hubert C. James and Virginia B. James

in consideration of One Thousand Three Hundred and No/100----- Dollars,
and assumption of mortgage described below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Robert L. Baker and Jimmie G. Baker, their heirs and assigns,

All that certain lot of land with the buildings and improvements thereon in the County of Greenville, State of South Carolina, on the western side of Brewster Drive and being known and designated as Lot No. 44 of Pinebrook Development as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book Z at page 148, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Brewster Drive at the joint front corner of Lots Nos. 43 and 44; and running thence along the joint line of said Lots S. 73-06 W. 140 feet to an iron pin; thence N. 16-54 W. 70 feet to an iron pin; thence N. 73-06 E. 140 feet to an iron pin on the western side of Brewster Drive; thence along said Drive, S. 16-54 E. 70 feet to the beginning corner.

As a part of the consideration hereof, the Grantees assume and agree to pay, according to its terms, that certain note and mortgage given to Carolina Federal Savings & Loan Association recorded in Mortgage Volume 1009, page 129, said mortgage having a balance of \$13,355.48.

This is the same property conveyed by deed recorded in Deeds Volume 784, page 246.



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 20th day of December 19 66

SIGNED, sealed and delivered in the presence of:

Hubert C. James (SEAL)
Virginia B. James (SEAL)
Marjorie A. Hill (SEAL)
Edward Ryan Hamer (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

PROBATE

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20th day of December 19 66

Edward Ryan Hamer
Notary Public for South Carolina

Marjorie A. Hill

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

RENUNCIATION OF DOWER

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, if and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 20th day of December 19 66

Edward Ryan Hamer (SEAL)
Notary Public for South Carolina

Virginia B. James

RECORDED this 20th day of December 19 66 at 11:20 A. M., No. 15197

-271- P15.11-1-10