

TITLE TO REAL ESTATE-Riley &

NOV 26 4 41 PM 1968

BOOK 857 PAGE 48

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

at Law, E. Coffee Street S. C.

County Stamps Paid \$ 9.90
See Act No.380 Section 1



KNOW ALL MEN BY THESE PRESENTS, that We, Lawrence L. Knighton and Jean T. Knighton,

in consideration of Exchange of property valued at Nine Thousand and No/100 (\$9,000.00) Dollars, plus assumption of mortgage loan (see 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 M. Eugene Baughcome and Irene G. Baughcome, their heirs and assigns forever:

All that piece, parcel or lot of land lying, being and situate on the South side of East Georgia Road, in the Town of Simpsonville, County and State aforesaid, and being known and designated as Lot No. Six (6) of the Lawrence L. Knighton, et al. property, as shown on plat prepared by H. S. Brockman, Reg. Surveyor, dated Aug. 28, 1963 and which plat will be recorded forthwith in the R.M.C. Office for said County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the South side of said road at the joint front corner of Lots Nos. 5 and 6 as shown on said plat, and running thence with the joint property line of said two lots S. 8-15 E. 191 feet to an Iron Pin located at the joint rear corner of Lots Nos. 5 and 7 as shown on said plat, thence with the joint property line of said lots Nos. 6 and 7 S. 8-47 E. 68.7 feet to an iron pin located at a joint corner of lots Nos. 6, 7 and 8 as shown on said plat, thence with the joint property line of said lots Nos. 6 and 8 N. 81-29 E. 148.2 feet to an Iron Pin, thence N. 41-14 W. 81.3 feet to an Iron Pin, thence N. 8-15 W. 191 feet to an Iron Pin on the South side of the East Georgia Road, thence with the South side of said road S. 81-33 W. 104.5 feet to the beginning point. For a more particular description see the aforesaid plat.

This is the same property conveyed to Grantors by Deed dated July 21, 1961, and recorded in Deed Book 681 at page 422, and any correction in metes and bounds were cleared up by the additional Quit Claim Deed, dated August 29, 1963, and recorded in Deed Book 731 at page 311.

This conveyance is made subject to any Restrictive Covenants, building set-back lines, rights of way and easements which may affect the above described property.

As a part of the consideration herein, the Grantee herein assumes and agrees to pay the balance due on that certain note and mortgage given by Lawrence L. Knighton and Jean T. Knighton to Woodruff Federal Savings & Loan Association in the original amount of \$14,500.00. The balance on said mortgage for assumption is \$11,800.00

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.

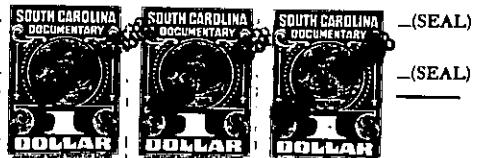
WITNESS the grantor's(s) hand(s) and seal(s) this 23rd day of November 19 68.

SIGNED, sealed and delivered in the presence of:

James B. West
R. W. Riley

Lawrence L. Knighton (SEAL)

Jean T. Knighton (SEAL)



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and in de 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 23rd day of November 19 68.

R. W. Riley (SEAL)

Notary Public for South Carolina
My Commission expires: 1-1-71

James B. West

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

GIVEN under my hand and seal this 23rd day of November 19 68.

R. W. Riley (SEAL)

Notary Public for South Carolina
My Commission expires: 1-1-71

Jean T. Knighton

RECORDED this 26th day of November 19 68, at 4:44 P. M., No. 12949

899-317-1-21