

JAN 9 4 11 PM '70

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Jessie S. Baker

in consideration of One and No/100 (\$1.00) ----- Dollars,
and love and affection
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

Martin F. Baker, his heirs and assigns, forever:

ALL that piece, parcel or lot of land in Bates Township, County of Greenville, State of South Carolina as shown on plat of Jessie S. Baker property as prepared by Terry T. Dill, Registered Surveyor, December 24, 1969, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book _____ at Page _____, said lot having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Slater Road at the joint front corner of property belonging to Lewis and Carrie Batson; thence running N. 32-38 W. 117.1 feet to an iron pin; thence running N. 64-15 E. 131.8 feet to an iron pin; thence running S. 40-22 E. 16 feet to an iron pin; thence running S. 40-34 E. 93 feet to an iron pin on the Northern side of Slater Road; thence with Slater Road S. 59-56 W. 146 feet to an iron pin, the point of beginning.

The Grantor reserves however, a 20 foot easement along the western side of said lot for the purpose of ingress and egress to property of grantor which is located directly behind and on the northern side of this property being conveyed. This easement is shown on the plat referred to above.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

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 31 day of January 19 70 .

SIGNED, sealed and delivered in the presence of:

Jessie S. Baker (SEAL)
Jack Baker (SEAL)
Patricia H. Baker (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 31 day of January 19 70 .

James L. Baker (SEAL)
Notary Public for South Carolina.

Jack Baker

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

31 day of January 19 70
James L. Baker (SEAL)
Notary Public for South Carolina.

RECORDED this 3rd day of March 19 70 at 4:11 P. M., No. #19198

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