

APR 15 4 58 PM '70

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN, BY THESE PRESENTS, that **EMMA H. HOHENSTEIN**, individually and as Executrix under the Will of William Hohenstein

in consideration of **Twenty-One Thousand and no/100 (\$21,000.00)**-----Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **CATHERINE S. BALDWIN**, her heirs and assigns forever:

ALL that piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, known as Lot No. 42 of Northside Gardens, and having, according to a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book S, Page 17, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Lullwater Road at the joint front corner of Lots Nos. 42 and 43, and running thence with the joint line of said lots, N 55-12 E 197.6 feet to an iron pin in the joint rear corner of Lots Nos. 42, 43, 6 and 7; thence with the joint rear line of Lots Nos. 7 and 42, N 34-48 W 85 feet to an iron pin in the joint rear corner of Lots Nos. 41, 42, 7, and 8; thence with the joint line of Lots Nos. 41 and 42, S 55-12 W 196.5 feet to an iron pin in the joint front corner of said lots on the eastern side of Lullwater Road; thence with the eastern side of Lullwater Road, S 34-07 E 85 feet to the point of beginning.

Being the same conveyed to William Hohenstein and Emma H. Hohenstein by deed recorded in said R. M. C. Office in Deeds Book 823, Page 552.

Emma H. Hohenstein is the widow of William Hohenstein, who died testate in Greenville, South Carolina, on December 19, 1969. She is the Executrix and sole beneficiary under his will. See Apartment 1117, File 23, Probate Court for Greenville County, South Carolina.

This conveyance is subject to all building restrictions, rights of way, reservations, and easements affecting said property.



23.10

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 15th day of April 1970

SIGNED, sealed and delivered in the presence of:

James M. Jackson
Jack L. Bloom

Emma H. Hohenstein (SEAL)
Emma H. Hohenstein, Individually and
as Executrix under the Will of (SEAL)
William Hohenstein (SEAL)

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

SWORN to before me this 15th day of April 1970

Notary Public for South Carolina.
My commission expires:

Jack L. Bloom (SEAL)
JACK L. BLOOM (SEAL)

NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES AUGUST 14 1977

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER NOT NECESSARY.

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 _____ day of _____ 19 _____

Notary Public for South Carolina.

15th day of April 1970 at 4:58 P. M., No. #22535

519-150-1-16