

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } OLLIE FARNSWORTH
R. M. C.

JUL 13 2 33 PM '70

KNOW ALL MEN BY THESE PRESENTS, that I, MARGARET I. BAXTER

in consideration of Six Thousand Three Hundred Seventy-Five and 21/100ths (\$6,375.21) Dollars,
and assumption of Mortgage as hereinafter set out

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

GLENN L. FOX AND FOREST M. FOX, their heirs and assigns forever.

ALL that piece, parcel or lot of land located in the County of Greenville, State of South Carolina, near the City of Greenville, on the Southeast side of Kay Drive, being shown as Lot No. 68 on a plat of Section II of Belmont Heights prepared by C. C. Jones, Engineer, dated December, 1954, and being recorded in the R.M.C. Office for Greenville County in Plat Book GG, at page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Kay Drive at the joint front corner of Lot Nos. 67 and 68 and running thence along the line of Lot No. 67, S. 26-50 E. 160 feet to an iron pin; thence N. 63-10 E. 71.7 feet to an iron pin; thence with the line of Lot No. 69, N. 27-26 W. 160.4 feet to an iron pin on the Southeast side of Kay Drive; thence with the Southeast side of Kay Drive, S. 62-34 W. 38.8 feet to an iron pin; thence continuing with Kay Drive, S. 63-10 W. 31.2 feet to an iron pin, the point of beginning.

Being the same property conveyed to Joseph W. Baxter and Margaret I. Baxter by Deed of John L. Benjamin, said Deed being dated April 3, 1963 and recorded in the R.M.C. Office for Greenville County in Deed Book 719, at page 500. The said Joseph W. Baxter died testate leaving his interest in the above described property to the Grantor herein by his Last Will and Testament filed in the Office of the Probate Court for Greenville County in Apt. 997, File 21.

Said conveyance being subject to all rights-of-way, easements and restrictions of record.

As part of the consideration herein, the Grantees agree to assume that certain Mortgage held by C. Douglas Wilson & Co., said Mortgage being dated March 31, 1958 and being recorded in the R.M.C. Office for Greenville County in Mortgage Book 742, at page 209. There is a present balance due on said Mortgage of \$6,624.79, 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 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(s) and seal(s) this 13th day of July 1970.

SIGNED, sealed and delivered in the presence of:

Margaret I. Baxter (SEAL)

Faust Nicholson
John E. Johnston, Jr.



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

SWORN to before me this 13th day of July 1970.

John E. Johnston, Jr. (SEAL)
Notary Public for South Carolina.
My commission expires 10-31-79

Faust Nicholson

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

Grantor a Woman

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

(SEAL)

Notary Public for South Carolina.
My commission expires

RECORDED this 13th day of July 1970 at 2:33 P. M., No. #959

155-398-9-7