

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:
OLLIE FAIRBANKS WORTHY
R.H.C.

That FRED S. BAYNE hereafter referred to as Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, paid to Grantor by ALVIN S. BAYNE AND MILDRED S. BAYNE And Love and Affection, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their Heirs and Assigns, forever:

ALL that piece, parcel or lot of land in the State of South Carolina, lying on the Southernly side of State Highway Route 296, ~~known and designated as 300 Maple Drive~~, Mauldin, S. C., and having, according to a plat made by T. H. Walker, Jr., R.L.S., July 18, 1970, entitled "Property of Alvin S. Bayne;" the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southernly side of State Highway Route 296 and running thence S. 25-07 E. 348.4 feet to an iron pin; thence S. 71-10 W. 189.3 feet to an iron pin; thence N. 05-00 W. 73 feet to an iron pin; thence N. 40-18 W. 186 feet to an iron pin on the Southernly side of said State Route 296; thence with the Southernly side of said Route N. 44-22 E. 226 feet to an iron pin, the point of beginning.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Successors/Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 22nd day of July, 1970.

Fred S. Bayne (Seal)

Signed, Sealed and Delivered in the Presence of

Margaret H. Fairbank
James B. ...

Grantor (Seal)

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

22nd day of July, 1970

Margaret H. Fairbank

James B. ... (Seal)
Notary Public for South Carolina

My Commission expires ~~January 1970~~ 6-10-80.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify.

unto all whom it may concern, that Mrs. Effie C. Bayne, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

22nd day of July, 1970

Effie C. Bayne

James B. ... (Seal)
Notary Public for South Carolina

My Commission expires ~~January 1970~~ 6-10-80.

Recorded this 4th day of August, 1970, at 10:56 A.M., No. #2826