

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MAR 9 3 28 PM '71

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, that I, Janie Baldwin Mullinax,

in consideration of Two Thousand Nine Hundred Sixty-two and 96/100-----(\$2,962.96)----- 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 John A. Messer, Jr., Winifred N. Messer, John A. Messer III, Douglas G. Messer and
Alan M. Messer, their heirs and assigns, forever;

All of my undivided interest in and to:

All of that piece, parcel or tract of land lying and being in the County of Greenville, State of South Carolina, on the eastern side of Frontage Road of U. S. Highway 276 near the Town of Mauldin, South Carolina, said property being formerly owned by W. H. (Hugh) Baldwin and said undivided interest being inherited from him by the grantor herein (See Probate Court Records for Greenville County, Apartment 378, File 29), said property being shown on the Greenville County Tax Maps on Sheet 292, Block 1, Tract 13, and being further shown on a plat entitled "Baldwin Site" recorded in the R.M.C. Office for Greenville County in Plat Book "4I," at Page 31.

This conveyance is made subject to any restrictions, easements or rights-of-way of record in the R.M.C. Office for Greenville County, South Carolina.

Grantees to pay 1971 taxes.



3.30

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 24 day of February 19 71.

SIGNED, sealed and delivered in the presence of:

Janie Baldwin Mullinax (SEAL)
Janie Baldwin Mullinax

Charles R. Shinn (SEAL)
Mary Y. Drum (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Beaufort

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 25 day of February 19 71.

Mary Y. Drum (SEAL)
Notary Public for South Carolina.

Charles R. Shinn

My commission expires Notary Public, South Carolina State at Large
My Commission Expires Sept. 25, 1972

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

FEMALE GRANTOR

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.
My commission expires

RECORDED this 9 day of March 19 71, at 3:28 P. M., No. 20795

1-200-202-1-13