

FILED
GREENVILLE CO. S. C.

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TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY 5 3-28 PM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that James R. Mann

In consideration of FIFTEEN HUNDRED AND NO/100THS- - - - - 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
Harold E. Baker and Ann D. Baker, their heirs and assigns

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot 45 of Pecan Terrace, Section 2, as shown on plat thereof recorded in Plat Book EE at page 108 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Midway Road at the joint front corner of Lots 45 and 46 and running thence along the line of Lot 46, S. 3-05 E. 180 feet to an iron pin; thence S. 86-55 W. 48 feet to an iron pin at the corner of Lot 43; thence along the line of Lot 43, N. 37-17 W. 58.6 feet to an iron pin at the joint corner of Lots 43, 44, and 45; thence along the line of Lot 44, N. 1-20 W. 132.5 feet to an iron pin on Midway Road; thence along Midway Road, S. 88-16 E. 34.4 feet; thence continuing with Midway Road, N. 86-55 E. 45 feet to the beginning corner.

The above described property is part of the same conveyed to me by Alfred C. Mann, Jr., et al, by deed recorded in Deed Book 614 at page 466.

This conveyance is subject to such easements, restrictions, or rights of way as appear of record or on the premises.

Grantees to pay 1971 taxes.



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 30th day of April 1971.

SIGNED, sealed and delivered in the presence of:

Joseph K. Pickens
Evelyn Goddard

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (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 30th day of April 19 71.
Joseph K. Pickens (SEAL)
Notary Public for South Carolina.
My commission expires 8/4/79

Evelyn Goddard

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 30th day of April 19 71.
Joseph K. Pickens (SEAL)
Notary Public for South Carolina.

Virginia B. Mann