

JUN 7 11 05 AM '71
State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That OLLIE EARNST WORTH RAYMOND E. BAKER AND MARY McC. BAKER, hereafter referred to as Grantor, in consideration of the sum of FIVE THOUSAND AND NO/100 (\$5,000.00) DOLLARS, paid to Grantor by ELSIE TIMMS and assumption of mortgage indebtedness set forth below 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 Grantee, her Heirs and Assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the southwestern side of Cool Springs Drive and being known and designated as Lot No. 37 of North Meadow Heights as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "W", at Page 183, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Cool Springs Drive at the joint front corner of Lots Nos. 36 and 37 and running thence along said Drive S. 29-30 E. 70 feet to an iron pin; thence along the joint line of Lots Nos. 37 and 38 S. 56-12 W. 162.6 feet to an iron pin; thence N. 39-55 W. 89 feet to an iron pin; thence along the joint line of Lots Nos. 36 and 37 N. 62-30 E. 178.4 feet to the point of beginning; being the same lot of land conveyed to the Grantors by deed recorded in Deed Book 822, at Page 483.

As part of the consideration of this conveyance the Grantee assumes and agrees to pay the balance due on the mortgage over the above property to Cameron-Brown Company recorded in Mortgage Book 999, at Page 81, the balance now due and owing being approximately \$9,660.00.

It is understood and agreed that possession of the premises shall not be surrendered by the Grantors and/or delivered by the Grantors to the Grantee until July 1, 1971.

Grantors further bargain, sell, release and convey unto the Grantee all of their right, title, interest and estate in and to an Escrow account for the payment of insurance and taxes.

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 18th day of May, 1971.

Signed, Sealed and Delivered in the Presence of

Delbie Dawling
James B. Price



Raymond E. Baker (Seal)
Mary McC. Baker (Seal)
10 Grantor (Seal)
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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

18th day of May, 1971.

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

My Commission expires ~~XXXXXXXXXXXX~~ 6-10-80

Delbie Dawling

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. Mary McC. Baker, 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

18th day of May, 1971.

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

My Commission expires ~~XXXXXXXXXXXX~~ 6-10-80

Mary McC. Baker
1971, at 11:05 A.M., No. 29218

Recorded this 3 day of June

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