

TITLE TO REAL ESTATE- Offices of HILL, JAMES, GREENVILLE, S.C., Attorneys at Law, 100 Williams St. Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
MAR 8 2 03 PM '73
DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that

WILLIAM E. BALDWIN, III AND CONSTANCE BALDWIN

in consideration of -----Fifty-Five Hundred and 00/100----- Dollars.

plus assumption of mortgage as set out below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto RALPH L. WATSON, his heirs and assigns forever;

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on Mark Drive, being known and designated as Lot No. 27 of a subdivision known as Riley Estates, Section B; plat of which is recorded in Plat Book "PPP," at page 23, in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Mark Drive to the joint front corner of Lot Nos. 27 and 28, and running thence with the common line of said lots N. 64-00 W., 215 feet to a point; thence turning and running N. 1-15 E., 110.1 feet to a point; thence turning and running S. 64-00 E., 231.6 feet to an iron pin on Mark Drive, the joint front corner of Lot Nos. 27 and 7, and running thence with the said Mark Drive S. 11-06 W. 104.2 feet to the point of BEGINNING.

This conveyance is made subject to all easements, restrictions and/or rights of way of record, if any, including a 10-foot drainage easement along Lot Nos. 27 and 7 and a 12-foot drainage easement along the rear lot line.

DERIVATION: See Deed Book 962, at page 267.

AS A part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of Fidelity Federal Savings and Loan Association, in the original amount of \$21,500.00, recorded in the R.M.C. Office for Greenville County, S.C., in Mortgage Book 1259, page 528, and having a present balance of \$21,450.87.

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 7 day of March 19 73

SIGNED, sealed and delivered in the presence of:

James W. Foyman
Frances K. Bagwell

William E. Baldwin, III (SEAL)
Constance Baldwin (SEAL)
GREENVILLE COUNTY
Stamps Paid \$ 6.05 (SEAL)
Act No. 390 Sec. 1

STATE OF SOUTH CAROLINA }
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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 7 day of March 19 73

Frances K. Bagwell (SEAL)
Notary Public for South Carolina.

James W. Foyman

My Commission Expires April 17, 1979

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 7 day of March 19 73

Frances K. Bagwell (SEAL)
Notary Public for South Carolina.

Constance Baldwin

My Commission Expires April 17, 1979

RECORDED this 8th day of March 19 73 at 2:03 P. M., No. 25177

-164-243-3-87