

TITLE TO REAL ESTATE *FILED* *GREENVILLE CO. S. C.* *10 55 AM '73* *JUNIE S. TANKERSLEY* *R. H. HARRIS* *Notary Public* *GREENVILLE S. C.* *10 55 AM '73* *JUNIE S. TANKERSLEY* *R. H. HARRIS* *Notary Public* *GREENVILLE S. C.*

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Grace Alma Simmons

In consideration of Thirteen Thousand Five Hundred and No/100 (\$13,500.00)-----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 Howard E. Baker, Sr. and Ann J. Baker, Their Heirs and Assigns Forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Greenville Township, on the Southwestern side of Beverly Avenue in a subdivision known as Grove Park and being known as Lots #13 and #14 of Block C as shown on plat of Map of Grove Park prepared by W. J. Riddle, April, 1939, recorded in the Office of the RMC for Greenville County, S. C., in Plat Book J, Pages 68 & 69, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Beverly Avenue at the joint front corner of Lots 14 and 15 of Block C, which point is 53 feet west of the Southwestern corner of the intersection of Beverly Avenue with an unnamed street, shown on said plat, and running thence along the joint line of said lots 14 and 15, S. 36-32 W. 170 feet to an iron pin; thence N. 59-15 W. 50 feet to an iron pin; thence N. 36-32 E. 170 feet to an iron pin on the Southwestern side of Beverly Avenue; thence along the Southwestern side of Beverly Avenue, S. 59-15 E. 50 feet to the point of beginning.

-519-219-11-6

This property is conveyed subject to all restrictions, zoning ordinances and easements which may be recorded or on the ground affecting subject property.

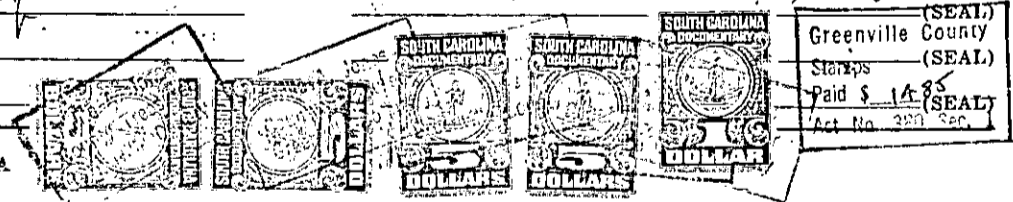
This being the same property conveyed to the Grantor by deed recorded in the Office of the RMC for Greenville County in Deed Book 371, Page 459.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 22nd day of May 19 73

SIGNED, sealed and delivered in the presence of:

*Richard H. Harris* *Grace Alma Simmons* (SEAL)  
*Grace Alma Simmons* Grace Alma Simmons



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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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 22nd day of May 19 73.

*Richard H. Harris* (SEAL)  
Notary Public for South Carolina *8/4/79*  
My commission expires: \_\_\_\_\_

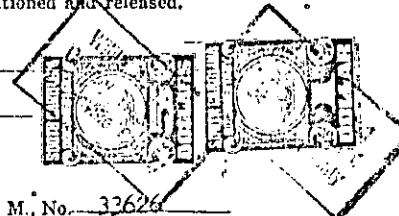
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER GRANTOR A WOMAN.

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, 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. (SEAL)  
My commission expires: \_\_\_\_\_



RECORDED this 24th day of May 19 73, at 10:55 A. M., No. 32626