

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Known All Men by These Presents:

That PRAYLO C. BAYNE of the County of Greenville, State of South Carolina, hereafter referred to as Grantor, in consideration of the sum of TER AND NO/100 (\$10.00) DOLLARS, paid to Grantor by CLETUS M. BAYNE and Love and Affection, hereafter referred to as Grantee, at and before the making 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, his Heirs and Assigns, forever:

ALL that piece, parcel or lot of land in Greenville County, South Carolina, lying and being on the North side of S. C. Highway 11 and having, according to a plat made by Thomas D. Lindsey, approved by Thurl M. Amick, R.L.S., dated April 15, 1974, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in State Highway 11 and running thence N. 8-17 W. 53.90 feet to an old iron pin; thence N. 8-25 W. 350 feet through an old iron pin to an iron pin at joint corner of property of the Grantor; thence with the joint line of the Grantor N. 84-55 E. 220.50 feet to a point in a lake; thence running S. 12-37 E. 234.84 feet through the lake to an iron pin on the dam of said lake; thence continuing S. 12-37 E. 112.78 feet to an old iron pin; thence continuing S. 12-37 E. 54.22 feet to a nail and cap in S. C. State Highway 11; thence running with said Highway S. 84-00 W. 250 feet to a nail and cap in said Highway, the point of beginning, containing 2.16 acres, including that property in the highway and 1.96 acres net.

IT IS UNDERSTOOD as a part of the consideration for this conveyance that the Grantee will pay one-half (1/2) of all costs for the repairs, maintenance and improvements of the dam shown on such plat and as described in the conveyance hereinabove.

The above described property is a portion of that property shown on the Tax Maps of Greenville County as Sheet 662.07, Block 1, Lot 1, and is a portion of that property conveyed to Praylo C. Bayne, the Grantor, and Eunice M. Bayne. The said Eunice M. Bayne died testate in Greenville County, South Carolina, willing, devising and bequeathing her interest in this property to the Grantor as will appear in the Probate Court for Greenville County in Apt. 1211, File 6.

-355 - 662.7-1-1.2
OUT OF 662.7-1-1

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 7th day of February, 1975.

Signed, Sealed and Delivered in the Presence of

James B. Price
Margaret H. Tallent

Praylo C. Bayne (Seal)

Grantor

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

7th day of February, 1975

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

Margaret H. Tallent

My Commission expires ~~JANUARY 1, 1975~~ 6-10-80.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

GRANTOR A WIDOWER

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____ 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

_____ day of _____, 19____

Notary Public for South Carolina

My Commission expires January 1, 197____

Recorded this _____ day of FEB 7 1975 at 12:35 P.M. No. 18530

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