

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
MAR 26 3 05 PM '76  
DONNIE S. TANKERSLEY  
R.M.C.

Vol 1033 Page 730

KNOW ALL MEN BY THESE PRESENTS, that Betty P. Baker

in consideration of Twenty-seven Thousand Five Hundred and No/100 (\$27,500.00) 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 Donald Ray Padgett, his heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being at the northeastern corner of the intersection of Bent Creek Drive with Bowers Circle near the City of Greer, in the County of Greenville, State of South Carolina and known and designated as Lot No. 51 on a plat of King Acres, prepared by John A. Simmons, R.S. dated August 10, 1963 recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 153 and having according to a more recent survey entitled "Property of Donald R. and Karen D. Padgett" dated March 22, 1976 prepared by Wolfe & Huskey, Inc., recorded in the R.M.C. Office for Greenville County in Plat Book 54 at Page 145, the following metes and bounds, to-wit:

- 285 - T10.4 - 1 - 51

BEGINNING at an iron pin on the eastern side of Bent Creek Drive at the joint corner of Lots Nos. 51 and 52 and running thence with the joint line of said lots S. 67-27 E., 159.6 feet to an iron pin; running thence along the common line of Lots Nos. 51 and 50 S. 22-33 W., 120 feet to an iron pin on Bowers Circle; running thence along the northern side of Bowers Circle N. 67-27 W., 140 feet to an iron pin in the intersection of Bowers Circle with Bent Creek Drive; running thence N. 22-27 W., 28.3 feet to an iron pin; running thence along Bent Creek Drive N. 22-47 E., 100 feet to an iron pin, point of beginning.

This is the same property conveyed to the Grantor herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 916 at Page 348.

This conveyance is made subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

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 assigns against the grantor(s) and the grantor'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 25th day of March 1976.

SIGNED, sealed and delivered in the presence of

*Christie O. Wolfe*  
*James C. Blahely, Jr.*

*Betty P. Baker* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA  
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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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of March 1976.

*James C. Blahely, Jr.* (SEAL)  
Notary Public for South Carolina  
My commission expires: 11/9/81.

*Christie O. Wolfe*

STATE OF SOUTH CAROLINA  
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RENUNCIATION OF DOWER ( NOT NECESSARY WOMAN GRANTOR )

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.

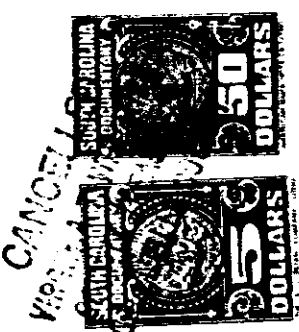
GIVEN under my hand and seal this  
day of 19

Notary Public for South Carolina  
My commission expires:

RECORDED this day of MAR 26 1976 at 3:05 P.M., No. 24576

T 10.0

Greenville County  
Clarks  
Paid \$ 30.25  
Act No. 580 Sec. 1



4328 RV-2