TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

vol 1045 page 855

KNOW ALL MEN BY THESE PRESENTS, that GEORGE T. BAUER

in consideration of One and 00/100----------($1.00)---- 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 CATHERINE IRENE BAUER, her heirs and assigns, an undivided one-half interest in and to the following described property:

ALL that piece, parcel or lot of land situate, lying and being in the state of South Carolina, county of Greenville, on the northwesterly side of Leyswood Drive and known and designated as Lot 143 of a subdivision known as Wade Hampton Gardens, Section 3, recorded in the Office of the RMC for Greenville County in Plat Book YY, at Page 179, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northwesterly side of Leyswood Drive, corner of Lot 144 and running thence with the curves of Leyswood Drive, the chords of which are N. 57-19 E. 50 feet and N. 42-44 E. 80 feet, to an iron pin at the corner of Lot 142; running thence with the line of that lot, N. 52-55 W. 152.4 feet to an iron pin in the line of Lot 128; thence S. 50-05 W. 73.6 feet to an iron pin, joint rear corner of this lot and Lot 144; thence S. 36-02 E. 153.8 feet to an iron pin, the point of beginning.

This is the same property conveyed to grantor by deed recorded April 15, 1970 in the RMC Office for Greenville County in book 888, page 51, from Wendell Ray Rogers and Mabel Kathleen Rogers, and is conveyed subject to all restrictions, rights-of-way. amd easements of public record or on the plat.

Catherine Irene Bauer
403 Leyswood Drive
Greenville, SC, 29607

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 21 day of ~~September~~ October, 19 76.

SIGNED, sealed and delivered in the presence of

George T. Bauer (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 21st day of ~~September~~ October, 1976.

(SEAL)

Notary Public for ~~South Carolina~~ North Carolina
My commission expires: 5-15-80

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEE, WIFE OF GRANTOR
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

day of , 19

(SEAL)

Notary Public for South Carolina.
My commission expires

RECORDED this day of NOV 4 1976 19 at 3:33 P. M., No. 12101

4328 RV.2