

200 Lavinia Avenue  
Greenville, S. C. 29601  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

VOL 1048 PAGE 302

DEC 22 12 07 PM '76

KNOW ALL MEN BY THESE PRESENTS, that

I, Margaret Reynolds Smith  
DONNIE S. TANKERSLEY  
R.H.C.

322  
322  
322  
322  
322

in consideration of the sum of Twenty-two thousand - - - (\$22,000.00) - - - - 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 John L. Baker, his heirs and assigns forever:

All that certain piece, parcel, or lot of land, situate, lying and being at the northeast corner of Lavinia Avenue and Henrietta Street, in the City and County of Greenville, State of South Carolina, having according to a Plat made by C. M. Furman, Jr., Engineer, in February, 1926, the following metes and bounds:

BEGINNING at an iron pin at the northeast corner of the intersection of Lavinia Avenue and Henrietta Street, and running thence along the east side of Lavinia Avenue, N 21-23 W, 68.2 feet, more or less, to an iron pin; thence N 63-53 E, 178.8 feet, more or less, to an iron pin on the west side of Franklin Avenue; thence along the west side of Franklin Avenue, S 02-03 W, 59 feet, more or less, to the intersection of said Franklin Avenue and Henrietta Street; thence along the north side of Henrietta Street, S 57-57 W, 157.6 feet, more or less, to the beginning corner.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantor herein by deed of Sloan B. Jordan, recorded in the RMC Office for Greenville County on March 26, 1945, in Deed Book 273, at Page 351.

- 500 - 40 - 3 - 1

\* See Plat of ROWLEY PLACE, made by W. A. Adams, recorded in Plat Book C, at Page 5.

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 21st day of December, 1976  
*Margaret Reynolds Smith* (SEAL)  
Margaret Reynolds Smith (SEAL)

SIGNED, sealed and delivered in the presence of:

*Burt Drake*  
*W. Cook Drake*

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY TAX STAMP  
DEC 22 1976 TAX = 44.00  
PB. 11218

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 December 19 76  
*Burt Drake* (SEAL) *W. Cook Drake*  
Notary Public for South Carolina.

My commission expires 4/25/84

STATE OF SOUTH CAROLINA  
COUNTY OF

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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all 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 22nd day of December 19 76 at 12:07 P/

GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
PB. 11211  
24.20

M., No. 16795

39.1

0302

4328 RV-2