

1071 754

2 Queensway, Greenville, South Carolina  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that:

MARTHA K. HUTCHINS, same as MARTHA K. SUDYK,

in consideration of SIXTY-ONE THOUSAND AND NO/100ths (\$61,000.00) DOLLARS, to the grantor in hand paid at and before the sealing of these presents by the grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell, and release unto G. HENRY BAKEMAN and DOROTHY E. BAKEMAN, their heirs and assigns forever:

ALL THAT lot of land, with the buildings and improvements thereon, in the County of Greenville, State of South Carolina, being known as Lot No. 42, Pelham Estates, Section Three, and, having according to a plat captioned "Revision of Lots 41 and 42, Pelham Estates, Sec 3", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5A, Page 71, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Queensway (Drive) at the northeastern intersection of Queensway (Drive) and Pelham Road, and thence with the eastern side of Queensway (Drive) N 0-30 E 126 feet to a point, the former joint front corner of Lots Nos. 41 & 42, Pelham Estate, Sec. Three; (as shown on a plat recorded in said R.M.C. Office in Plat Book 4G, Page 13); thence continuing on the eastern side of Queensway (Drive), N 5-26 W 9.6 feet to the present joint front corner of said lots shown on the plat recorded in Plat Book 5A, Page 71; thence with the joint line of said lots, N 79-08 E 202.4 feet to the joint rear corner of said lots; thence S 0-30 W 15 feet to a point, the former joint rear corner of said lots as shown on the plat recorded in Plat Book 4G, Page 13; thence S 0-13 E 157.8 feet to a point on the southern side of Pelham Road; thence with the southern side of Pelham Road, S 82-32 W 176.3 feet to a point; thence with the northeastern intersection of Pelham Road and Queensway (Drive), N 48-29 W 32.85 feet to the point of beginning.

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THIS conveyance is subject to all zoning regulations, building restrictions, and easements affecting the property, particularly the Duke Power Company Right of Way on the rear of the lot and the South Carolina Highway Department Right of Way on Pelham Road.

BEING the same conveyed to the grantor and Nick W. Sudyk by deed of W. N. Leslie, Inc., dated July 17, 1973, recorded in Deeds Book 979, Page 382, on July 18, 1978. Nick W. Sudyk conveyed his interest to the grantor by deed dated November 11, 1976, recorded November 12, 1976, in Deeds Book 1046, Page 28. See also corrective deed of W. N. Leslie, Inc., to the grantor, dated January 10, 1978, recorded herewith. Martha K. Hutchins and Martha K. Sudyk are one and the same person.

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 grantees and the grantees' heirs and assigns, forever.

AND, the grantor does hereby bind the grantor and the grantor's heirs, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof

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