

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1073 51

KNOW ALL MEN BY THESE PRESENTS, that James Nixon DobeY and C. Manly Baldwin as
Executors of the Estate of Zula Willis Smith,

in consideration of ----EIGHTY-FIVE THOUSAND AND NO/100 (\$85,000.00)----- 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

C. Manly Baldwin and Frances C. Baldwin, their heirs and assigns forever:

All that certain piece, parcel or lot of land in Simpsonville, S. C. and
having the following metes and bounds to wit: BEGINNING at a point on
Curtis Street, B. W. Burdett corner, and running N. 67-10 E. 315 feet to
an Iron Pin; thence S. 30 E. 687 feet to an iron pin; thence S. 67-10 W.
167 feet to Iron pin; thence N. 13-15 W. 286 feet to iron pin; thence
S. 67-10 W. 350 feet to an Iron Pin, Hedge Street; thence N. 13-15 W
412 feet 3 in. to the beginning corner.

Less, however: All that certain piece, parcel or lot of land conveyed by
Zula Willis Smith to B. W. Burdette by deed recorded September 11, 1953,
in Deed Volume 485 at page 345. Said lot fronting on Hedge Street and
being approximately 144 ft. 9 inches X 154 feet X 128 feet X 175 feet,
more or less on Hedge Street. - 899 - 311 - 3 - 1

Being a portion of the same property conveyed to M. C. Smith by deed of
W. A. Abercrombie, et al., dated March 30, 1925, recorded April 3, 1925
in Deed Volume 103 at page 91. M. C. Smith died testate August 21, 1941
and under the terms of his will filed in Apartment 440 at File 12, devised
all of his property to his wife, Zula Willis Smith. Zula Willis Smith
died testate January 11, 1977, and under the terms of her Will filed in
Apartment 1452, File 5, her Executors named herein were granted full power
of sale.

170.00

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 1st day of February, 1978.

SIGNED, sealed and delivered in the presence of:

ESTATE OF ZULA WILLIS SMITH (SEAL)

BY: C. Manly Baldwin (SEAL)
C. Manly Baldwin, Executor

James Nixon DobeY (SEAL)
James Nixon DobeY, Executor

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.

Subscribed to before me this 1st day of February 1978

Notary Public for South Carolina
My commission expires: 8-12-80

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER
NOT REQUIRED

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and es-
tate, 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
1st day of February 1978.

Notary Public for South Carolina
My commission expires: 8-12-80

RECORDED this day of

311-3-1 RECORDED FEB 2 1978

At 4:11 P.M.

4328 RV-2