

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Dillard, Mitchell & Ariail, P.A., Greenville, S.C.

260 Pelham Rd
Apt C-1
Greenville, SC 29615

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
OCT 22 AM '79

VOL 1114 PAGE 209

KNOW ALL MEN BY THESE PRESENTS, that **STEPHEN L. WHITTEN** and **FRANCES A. WHITTEN**

in consideration of **FOUR THOUSAND AND NO/100**----- (\$4,000.00)----- 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 K. BALDWIN** and **ANITA BALDWIN**, their heirs and assigns, forever:

ALL that piece, parcel or tract of land situate, lying and being off the southern side of Bennett's Bridge Road (S. C. Highway #296) in Greenville County, South Carolina, being shown and designated as a two (2) acre tract of land on a plat entitled property of John K. Baldwin and Anita Baldwin prepared by Freeland & Associates, dated October 18, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-0 at Page 36, reference to said plat is hereby craved for the metes and bounds thereof.

ALSO, an easement for ingress and egress to and from Bennett's Bridge Road from the above described property along a right of way fifty (50) feet in width as shown on the above-mentioned plat prepared by Freeland & Associates. Said easement to be a covenant running with the land.

The above property is a portion of the same property conveyed to the Grantors by deed of L. W. Brummer recorded January 9, 1978 in Deed Book 1071 at page 545, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1980 and subsequent years.

(16) 135 - 549.1 - 1 - 13.3

The above property is specifically subject to the protective covenants dated October 3, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1113, at page 164, which covenants are incorporated herein by reference and made a part of this deed as though fully set forth.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP

GREENVILLE COUNTY
7922

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
OCT 25 '79
04.40

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 23rd day of October 19 79.

Signed, sealed and delivered in the presence of:

Sarah M. Powell
Jack H. Mitchell

Stephen L. Whitten (SEAL)
Stephen L. Whitten
Frances A. Whitten (SEAL)
Frances A. Whitten

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 23rd day of October 1979.

Jack H. Mitchell (SEAL)
Notary Public for South Carolina
My commission expires: 11/8/82

Sarah M. Powell
Sarah M. Powell

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 23rd day of October 19 79.

Jack H. Mitchell (SEAL)
Notary Public for South Carolina
My commission expires: 11/8/82

Frances A. Whitten
Frances A. Whitten

RECORDED this _____ day of _____ 19 _____ at _____ M., No. 13511

RECORDED OCT 25 1979
at 11:22 A.M.

3 - 1-4

2020

4328 RV-2