

Route 3, Box 218, KASLEY, S. C. 29646

DEED PREPARATION ONLY

TITLE TO REAL ESTATE prepared by FRED N. McDONALD, Attorney at Law

BOOK 1103 PAGE 430

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that I, LUCILE K. BAYNE,

in consideration of LOVE AND AFFECTION-----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

J. CARLOS BAYNE, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot Number 1 of the Property of Central Realty Corporation according to a plat of record in the R.M.C. Office for Greenville County in Plat Book EEE at Page 108, and having the following metes and bounds, to wit:

BEGINNING at a point on the Southwestern side of Fairfax Drive at the joint front corner of Lots 1 and 2 and running thence with the Southwestern side of Fairfax Drive N. 48-54 W. 49 feet to a point; thence continuing with the Southwestern side of Fairfax Drive N. 57-48 W. 81 feet to a point at the front corner of Lot 1; thence S. 60-04 W. 171.4 feet to a point at the rear corner of Lot 1; thence S. 51-17 E. 150.6 feet to a point; thence S. 43-50 E. 19.15 feet to a point at the joint rear corner of Lots 1 and 2; thence N. 46-10 E. 170.5 feet to a point on the Southwestern side of Fairfax Drive, being the point of Beginning.

This being the same property conveyed to Grantor by deed from Central Realty Corporation dated December 30, 1963, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 739 at Page 37 on December 30, 1963. 13(308) B13.3 -1-143

ALSO, ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot Number 43 of the Property of Wm. R. Timmons, Jr., according to a plat of record in the R.M.C. Office for Greenville County in Plat Book XX at Page 9, and having the following metes and bounds, to wit:

BEGINNING at a point on the Southwestern side of Fairfax Drive at the joint front corner of Lots 43 and 44 and running thence with the Southeastern side of Fairfax Drive N. 68-23 E. 58.9 feet to a point; thence following the curvature of the Southern side of Fairfax Drive (the chord of which is N. 86-50 E. 42.65 feet) to a point; thence following the curvature of the Southwestern side of Fairfax Drive (the chord of which is S. 56-15 E. 42.65 feet) to a point; thence continuing with the Southwestern side of Fairfax Drive S. 37-48 E. 164.9 feet to a point at the rear corner of Lot 43; thence S. 60-04 W. 171.4 feet to a point at the joint rear corner of Lots 43 and 44; thence N. 21-37 W. 231.5 feet to the point of Beginning.

SEE REVERSE SIDE

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 3rd day of March, 1982.

SIGNED, sealed and delivered in the presence of:

*Fred N. McDonald*  
\_\_\_\_\_  
Notary Public for South Carolina

*Lucile K. Bayne*  
\_\_\_\_\_  
Lucile K. Bayne (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of March, 19 82.

*Fred N. McDonald*  
\_\_\_\_\_  
Notary Public for South Carolina  
My commission expires: 10/29/90.

*Fred N. McDonald*  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER WOMAN GRANTOR

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, 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 \_\_\_\_\_ 19 \_\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

(CONTINUED ON NEXT PAGE)

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