

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RC 84-105

KNOW ALL MEN BY THESE PRESENTS, that I, Thelma C. Baldwin

in consideration of Sixty-Thousand and no/100ths (\$60,000.00) 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 Charles H. Kitteridge and Rosalie W. Kitteridge, their heirs and assigns forever:

All that certain piece parcel or lot of land in the State of South Carolina, Greenville County, lying on the northwestern corner of Richbourg Drive and Edwards Road, being shown and designated as part of Lot 7 and part of Lot 8 on a plat of the Property of R.L. Baldwin and Thelma C. Baldwin, prepared by Carolina Surveying Company, and dated April 8, 1971, recorded in the R.M.C. Office for Greenville County in Plat Book 4I at page 143, and having, according to said plat, the following courses and distances, to wit:

-12 = 271 - P 15.10 - 1 - 14.1 1.35A  
20 OF P 15.10 - 1 - 14

BEGINNING at a point at the northwestern corner of the intersection of Edwards Road and Richbourg Road and running thence with the northern side of Edwards Road S. 43-11 W. 129.9 feet to an iron pin; thence continuing with the northern side of Edwards Road, S. 47-27 W. 105.1 feet to an iron pin; thence N 19-30 W. 354 feet to an iron pin in or near a creek; thence with the creek as the line the following courses and distances: N. 68-20 E 87.3 feet S. 70-0 E 65 feet, N 88-30 E 42. feet and N. 28-25 E 41 feet to an iron pin on the western side of Richbourg Road; thence with the western side of Richbourg Road S. 17-31 E. 120.4 feet to an iron pin and S. 23-57 E 109.9 feet to a point, the beginning corner.

This conveyance is subject to all restrictive covenants, rights of way and easements, if any, of record, or as shown on recorded plat(s).

This being the identical property bequeathed to the Grantor herein by the Will of R. L. Baldwin who died on April 22, 1980. The Will has been probated and is filed in the Probate Court for Greenville County in Apartment 1605 at file 3.

grantee address: Corner Edwards and Richbourg Rd, Greenville, SC 29615

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 9th day of August, 1984

SIGNED, sealed and delivered in the presence of:

*Robert R. Baldwin*  
*Marion Baldwin*

*Thelma C. Baldwin* (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 9th day of August, 1984

*Robert R. Baldwin* (SEAL)  
Notary Public for South Carolina

*Robert R. Baldwin*

My commission expires 7-8-82

STATE OF SOUTH CAROLINA }  
COUNTY OF

RENUNCIATION OF DOWER

Female 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 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 day of 19, at M, No.

1219-98

1219-98