

JAN 15 2 24 PM '80
DONNIE S. TANKERSLEY
R.M.C.

Grantee: 45 West Hillcrest Drive
Greenville, S. C. 29609

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }
GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that I, JOHN LEON BALDWIN

in consideration of ---TEN AND NO/100 (\$10.00) DOLLARS, LOVE AND AFFECTION,-----

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto KATHERINE J. BALDWIN, her Heirs and Assigns forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 19, of Block A, of a subdivision known as Highland Terrace, as shown on plat thereof recorded in the R.M.C. Office for Greenville County, in Plat Book D, at page 238, and having the following metes and bounds, to-wit.:

- 12-519-178-5-2

BEGINNING at an iron pin at the joint corner of Lots Nos. 19 and 20, of Block A, which point is on the curving intersection of Townes Street, and Hillcrest Drive, and running thence along the joint line of said Lots Nos. 19 and 20, of Block A, S. 33-57 E. 182 feet to an iron pin on the north side of an alley at the joint rear corner of Lots Nos. 18, 19, and 20, of Block A; thence along the joint line of Lots Nos. 18 and 19, N. 9-52 E. 190 feet to an iron pin at the joint corner of said lots on the south side of Hillcrest Drive, following the curvature thereof in a south-westerly direction 142 feet to the beginning corner.

This being the same property conveyed to John Leon Baldwin by deed of Lucile Gunter Mitchell dated June 27, 1947, and recorded in Deed Book 314, at page 206, R.M.C. Office for Greenville County.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise 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, except as to restrictions and easements of record, if any.

WITNESS the grantor's(s') hand(s) and seal(s) this January 15, 1980.

SIGNED, sealed and delivered in the presence of:

John Leon Baldwin (SEAL)
John Leon Baldwin

[Signature] (SEAL)

Beverly S. Pace (SEAL)

[Signature] (SEAL)

SC 1463
JAN 15 1980

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }
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 January 15, 1980.

Beverly S. Pace (SEAL)
Notary Public for South Carolina.

[Signature]

My commission expires 11-18-80

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }

NO RENUNCIATION OF DOWER (GRANTEE IS WIFE OF 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 or persons whomsoever, renounce 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

19

[Signature] (SEAL)

Notary Public for South Carolina
RECORDED
My commission expires

at 2:24 P.M.

JAN 15 1980

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