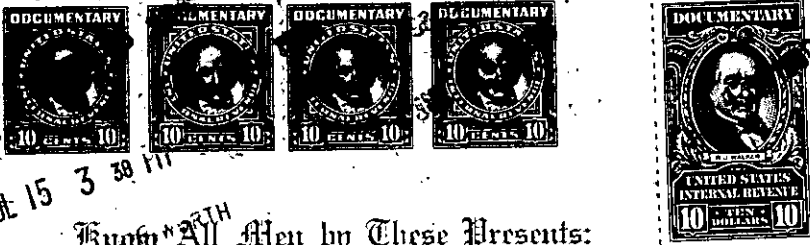


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



JUL 15 3 39 11

Know All Men by These Presents:
OLLIE RICE R.M.C.

That I, James A. Baldwin in the State aforesaid,
in consideration of the sum of Fourteen Thousand (\$14,000.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Henry M. Lee

All that piece, parcel and lot of land lying and being in the Town of Mauldin, Greenville County, South Carolina, at the intersection of E. Butler Ave., and U. S. Highway No. 276. It begins at an iron pin at curb on U. S. Highway No. 276 and runs thence along the southern side of East Butler Ave. S. 89-57 E. 149 feet to iron pin; thence by a dividing line between the lot being here conveyed and other lots being retained by Jas. A. Baldwin S. 5-56 E. 105.7 feet to corner on a lot now owned by Dee and Blanche Forrester; thence along the Forrester line S. 60 W. 90 feet to iron pin on eastern curb of U. S. Highway No. 276; thence along the curb of said highway N. 28-37 W. 171.15 feet to beginning corner and being a portion of the lands conveyed to Jas. A. Baldwin by C. A. Rice and Jessie M. Rice by deed dated August 20, 1945, recorded in Deed Book 279, Page 246, R. M. C. Office, Greenville County. The lot here conveyed is in accord with a plat by C. O. Riddle, Reg. Land Surveyor, dated June 24, 1960. East Butler Avenue as shown on the Riddle plat is referred to and designated in Rice deed as "Conestee Road" and the U. S. Highway No. 276 as shown on the Riddle plat is referred to and designated in the Rice deed as "U. S. Highway No. 2". Reference is here made to the Riddle plat for a more detailed description as to the lands herein conveyed.

This conveyance is made subject to the existing leases with the purchaser to have the rents thereon.

The above referred to property is a portion of lots 19 and 20 on Plat of the Property of C. A. and Jessie M. Rice, recorded in the RMC office for Greenville County in Plat Book J at page 153.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

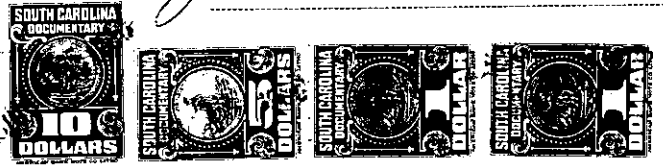
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 17 day of July in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of

Virginia Richardson
J. M. Richardson



State of South Carolina

Personally appeared before me Virginia Richardson

COUNTY OF GREENVILLE

and made oath that she saw the within named grantor(s) James A. Baldwin sign, seal and as his act and deed deliver the within written deed, and that s he, with Jas. M. Richardson witnessed the execution thereof.

Sworn to before me this 17 day of July, A. D., 19 60
J. M. Richardson (Seal)
Notary Public for South Carolina

Virginia Richardson

State of South Carolina

RENUNCIATION OF DOWER
I, Jas. M. Richardson

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary B. Baldwin wife of the within named James A. Baldwin did this day appear before me, and 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, release, and forever relinquish unto Henry M. Lee, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 17 day of July, A. D., 19 60
J. M. Richardson (Seal)
Notary Public for South Carolina

Mary B. Baldwin



Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 15th day of July 1960, at 3:38 PM, No. 1905

M5.1-1-1
OUT OF M5.1-1-1