

OCT 16 10 23 AM 1968

BOOK 854 PAGE 183

TITLE TO REAL ESTATE--Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R.M.C.

County Stamps Paid \$ 7.70
See Act No.380 Section 1

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, John C. Cothran and Ellis L. Darby, Jr.

in consideration of Seven Thousand and No/100 (\$7,000.00) Dollars,
and assumption of mortgage set forth below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Bruce N. Baker and Miriam L. Baker, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly side of Kenilworth Drive, near the City of Greenville, S. C., being known and designated as Lot No. 120 on Plat entitled "Wellington Green, Section 3," as recorded in the RMC Office for Greenville County, S. C., in Plat Book YY, at page 16 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Kenilworth Drive, said pin being the joint front corner of Lots 120 and 121 and running thence with the southeasterly side of Kenilworth Drive N 38-20 E 60 feet to an iron pin; thence N 42-31 E 50 feet to an iron pin, the joint front corner of Lots 119 and 120; thence with the common line of said Lots S 43-50 E 177 feet to an iron pin, the joint rear corner of Lots 119 and 120; thence S 40-24 W 84.3 feet to an iron pin; thence S 30-57 W 7.2 feet to an iron pin, the joint rear corner of Lots 120 and 121; thence with the common line of said Lots N 49-49 W 176.7 feet to an iron pin, the point of beginning.

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$28,000.00, on that certain mortgage given by the grantors herein to Fidelity Federal Savings and Loan Association, in the face amount of \$28,000.00, dated October 15, 1968, and recorded October 16, 1968, in the RMC Office in Mortgage Book 1106, page 155.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1968 TAXES.



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 15th day of October 1968.

SIGNED, sealed and delivered in the presence of:

John C. Cothran
Mary R. Johnson

John C. Cothran (SEAL)
Ellis L. Darby Jr. (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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of October 1968

Mary R. Johnson (SEAL)
Notary Public for South Carolina.
My Commission Expires January 1, 1970

John L. Strom

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

15th day of October 1968
Mary R. Johnson (SEAL)
Notary Public for South Carolina.
My Commission Expires January 1, 1970

Garnette W. Cothran
Ellis L. Darby

RECORDED this 16 day of October 1968, at 10:23 A. M. No. 9306

-271-5414-1-104