

STATE OF SOUTH CAROLINA FILED
GREENVILLE CO. S.C. TITLE TO REAL ESTATE
COUNTY OF GREENVILLE MAR 8 3 28 PM '71

LOLLIE FARRNSWORTH

KNOW ALL MEN BY THESE PRESENTS, that we,

Mamie Forrester Baldwin, Robert Curtis Baldwin, Toy E. Baldwin, Henry M. Baldwin, Virginia Baldwin Bramlett, Jessie Baldwin Rice, Gettis Baldwin Holcombe, David C. Baldwin and Mary Massey Baldwin Morris,

in consideration of Thirty-seven Thousand Thirty-seven and 04/100 (\$37,037.04) 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 John A. Messer, Jr., Winifred N. Messer, John A. Messer III, Douglas G. Messer and Alan M. Messer, their heirs and assigns, forever;

All of our undivided interest in and to:

All of that piece, parcel or tract of land lying and being in the County of Greenville, State of South Carolina, on the eastern side of Frontage Road of U. S. Highway 276 near the Town of Mauldin, South Carolina, said property being formerly owned by W. H. (Hugh) Baldwin and said undivided interest inherited from him by the grantors herein and John Daniel Baldwin, (See Probate Court Records for Greenville County, Apartment 378, File 29), said property being shown on the Greenville County Tax Maps on Sheet 292, Block 1, Tract 13, and being further shown on a plat entitled "Baldwin Site" recorded in the R.M.C. Office for Greenville County in Plat Book "41," at Page 31.

This conveyance is made subject to any restrictions, easements or rights-of-way which may be of record in the R.M.C. Office for Greenville County, South Carolina.

Grantees to pay 1971 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 grantees and the grantees' heirs and assigns, forever. And, the grantors do hereby bind the grantors and the grantors' heirs, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hands and seals this 25th day of February, 1971.



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