

TITLE TO REAL ESTATE - Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

KNOW ALL MEN BY THESE PRESENTS, that I, H. P. Baumgardner

in consideration of One and No/100-----(\$1.00)----- 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 Angel Perez-Huerta and Patience Perez-Huerta, their heirs and assigns forever,

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southern side of Barbara Avenue and being known and designated as Lot No. 284 on a plat entitled "Robert J. Edwards Property" plat of which is recorded in the RMC Office for Greenville County in Plat Book EE at Page 61, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This conveyance is made subject to such easements, rights-of-way and restrictions as appear on record or on the premises.

H. P. Baumgardner died testate naming Joseph W. Hudgens as Executor and Trustee. Joseph W. Hudgens was discharged and there was some question as to whether or not the wife of H. P. Baumgardner, Eva F. Baumgardner Scott had power to convey the above described property to the above Grantees. For this reason, deed was obtained from Joseph W. Hudgens conveying the above property to the two sons of H. P. Baumgardner, beneficiaries of the Trust. The above grantor, by this deed, conveys all of his interest, if any, unto the above Grantees. Reference is made to the Estate Roll of H. P. Baumgardner on file in the Probate Judges Office in Apt. 959 at No. 11.

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 17 day of May 1972.

SIGNED, sealed and delivered in the presence of:

Patricia Dolson
Patricia Dolson

H. P. Baumgardner (SEAL)
H. P. Baumgardner (SEAL)
(SEAL)
(SEAL)

NEW YORK
STATE OF ~~SOUTH CAROLINA~~
COUNTY OF *Bronx*

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 17 day of May 1972

Rosario J. Girasa (SEAL)
Notary Public for South Carolina

Patricia Dolson

ROSARIO J. GIRASA
NOTARY PUBLIC, State of New York
No. 60-6528820
My Commission Expires _____
Qualified in ~~Westchester~~ *Bronx* County

NEW YORK
STATE OF ~~SOUTH CAROLINA~~
COUNTY OF _____
CERTIFICATION 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

17 day of May 1972
Rosario J. Girasa (SEAL)
Notary Public for South Carolina

Evelyn Baumgardner

ROSARIO J. GIRASA
NOTARY PUBLIC, State of New York
No. 60-6528820
My Commission Expires _____
Qualified in ~~Westchester~~ *Bronx* County

RECORDED this _____ day of _____ 1972 at _____ M., No. _____
Deed Recorded June 15, 1972 at 4:12 P. M., #34271
Cert. Filed in Bronx County
Commission Expires March 30, 1974

P15.0-1-100