

TITLE TO REAL ESTATE Prepared by WILLIAM E. BOUTON, Attorney at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE
FILED
OCT 24 1975
RENEE S. T. NEEDLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that HELEN M. O'BRIEN

in consideration of FORTY-SEVEN THOUSAND AND NO/100THS (\$47,000.00) - - - 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

NEIL R. BAER AND DALE S. BAER, THEIR HEIRS AND ASSIGNS:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Northwesterly side of Fernwood Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 5 on plat of Section 4, Edwards Forest recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJJ at Page 82 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Fernwood Drive, said pin being the joint front corner of Lots 4 and 5 and running thence with the common line of said lots N. 33-15 W. 175 feet to an iron pin, the joint rear corner of Lots 4 and 5; thence S. 56-45 W. 100 feet to an iron pin, the joint rear corner of Lots 5 and 6; thence with the common line of said lots S. 33-15 E. 175 feet to an iron pin on the Northwesterly side of Fernwood Drive; thence with the Northwesterly side of Fernwood Drive N. 56-45 E. 100 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the grantor by a deed recorded in the RMC Office for Greenville County in Deed Book 1021 at Page 548. This conveyance is made subject to any restrictions, easements or zoning ordinances that may appear of record, on the recorded plat(s) or on the premises.



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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 2nd day of October, 1975.

SIGNED, sealed and delivered in the presence of:

Helen M. O'Brien (SEAL)
HELEN M. O'BRIEN

Joyce McHenry
Richard O'Connell

____ (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 2nd day of October, 1975.

Notary Public for South Carolina.

Richard O'Connell (SEAL)

Joyce McHenry

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER (WOMAN 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 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

_____ day of _____ 19____

Notary Public for South Carolina

RECORDED this _____ day of OCT 7 1975 at 11:14 A.M., No. 9244

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