

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Donald E. Baltz in the State aforesaid, in consideration of the sum of Four Thousand (\$4,000.00) DOLLARS, and assumption of mortgage to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said James Edwin Jernigan,

All that certain lot of land near the city of Greenville, in the county of Greenville, state of South Carolina, known and designated as Lot No. 19 on plat of property of Donald E. Baltz recorded in plat book Y page 46 of the R. M. C. Office for Greenville County and having according to a recent survey made by R. W. Dalton, February 1954, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Parkins Mill Road (Dakota Avenue) the front joint corner of lots Nos. 19 and 20, and running thence with the joint line of said lots N. 57-53 W. 151.75 feet to an iron pin corner of lot No. 17; thence with the line of lot No. 17, N. 32-07 E. 75 feet to an iron pin rear corner of lot No. 18; thence with the line of said lot S. 57-53 E. 151.37 feet to an iron pin on the northwest side of Parkins Mill Road (Dakota Avenue), and running thence with said road S. 31-50 W. 75 feet to the beginning corner.

Being a portion of the same property conveyed to grantor by Lucy W. Gifford by deed dated January 31, 1951 recorded in volume 428 page 170 of the R. M. C. Office for Greenville County.

The grantee assumes payment of that certain mortgage given by the grantor to W. W. Wilkins in the amount of \$6,000.00 dated September 22, 1953 recorded in mortgage volume 574 page 211.



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 15 day of February in the year of our Lord One Thousand Nine Hundred and fifty-four.

Signed, Sealed and Delivered in the Presence of

W. Frank Durham
W. W. Wilkins

Donald E. Baltz (Seal)
(Seal)
(Seal)
(Seal)



State of South Carolina, Greenville County

Personally appeared before me W. Frank Durham

and made oath that he saw the within named grantor(s) Donald E. Baltz sign, seal and as his act and deed deliver the within written deed, and that he, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 15 day of February, A. D. 1954
W. W. Wilkins (Seal)
Notary Public for South Carolina

W. Frank Durham

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, W. W. Wilkins

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ethel Chloe Baltz wife of the within named Donald E. Baltz 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 James Edwin Jernigan, 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 15 day of February, A. D. 1954
W. W. Wilkins (Seal)
Notary Public for South Carolina

Ethel Chloe Baltz

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 16th day of February 1954 at 9:26 A.M., No. 3517

266-1-83