

Nov 14 12 39 PM '69

TITLE TO REAL ESTATE—PREPARED BY W. W. WILKINS, ATTORNEY AT LAW, GREENVILLE, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
OLLIE PARKS WORTH
R.M.C.

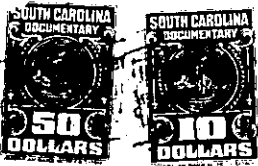
KNOW ALL MEN BY THESE PRESENTS, that DONALD E. BALTZ, INC. of Greenville, South Carolina

in consideration of THIRTY THOUSAND AND no/100 (\$30,000.00) ----- 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 James A. Simmons, Jr. and Christine C. Simmons, their heirs and assigns forever:

All that lot of land in the County of Greenville, State of South Carolina, on the south side of Evening Way being known and designated as Lot No. 45, Section 2, Sunset Hills subdivision recorded in Plat Book RR at Page 85 of the RMC Office for Greenville County, South Carolina. Said lot having a frontage of 103.9 feet on the south side of Evening Way; a depth of 229.5 feet on the west side, a depth of 200 feet on the east side and a rear width of 100 feet.

This is a portion of the property conveyed to the grantor by deed from Donald E. Baltz recorded in Deed Book 730 at Page 182 and this conveyance is made subject to restrictive covenants recorded in Deed Vol. 666 at Page 71, and to any recorded easements or rights of way.



Greenville County
Stamps
Paid \$ 33.00
Act No. 380 Sec. 1

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns, against the grantor(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 14th day of November 19 69 .

SIGNED, sealed and delivered in the presence of:
Donald E. Baltz, INC. (SEAL)
BY: Donald E. Baltz (SEAL)
President
Margaret R. Garrett (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 14th day of November 19 69 .
W. W. Wilkins (SEAL) Margaret R. Garrett

Notary Public for South Carolina.
MY COMMISSION EXPIRES JANUARY 1, 1971

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } **RENUCIATION 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)' 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 _____ (SEAL)

Notary Public for South Carolina.
MY COMMISSION EXPIRES JANUARY 1, 1971
RECORDED this 14th day of November 19 69 , at 12:39 P. M., No. 11430

1799-MS-1-1-78