

TITLE TO REAL ESTATE—PREPARED BY W. WILKINSON SWORTH ATTORNEY AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

R. M. C.

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that We, Frank Levon Richards & Cecilia P. Richards

in consideration of Ten Dollars and assumption of mortgage 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 Donald E. Baltz, his heirs and assigns,

All that certain piece, parcel or lot of land, situate, lying and being on the east side of Creighton Street, at the northeastern corner of the intersection of Creighton Street and Ardmore Drive, in the county of Greenville, state of South Carolina, and being shown and designated as Lot 19 on a plat of Section 3, Colonial Hills recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB, at page 91, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the east side of Creighton Street, joint front corner of Lots 19 and 20, and running thence along the common line of said lots S. 80-15 E. 170 feet to a point in line of Lot 141; thence along the line of said lot S. 7-20 W. 111.5 feet to a point on the north side of Ardmore Drive, joint corner of Lot 19 and 141; thence along Ardmore Drive N. 87-31 W. 60 feet to a point; thence still with the north side of Ardmore Drive N. 80-41 W. 90 feet to a point at the intersection of Ardmore Drive with Creighton Street; thence with the curve of said intersection, the cord of which is N. 35-28 W. 35.2 feet to a point on the east side of Creighton Street; thence along Creighton Street N. 9-45 E. 95 feet to the point of beginning.

This is the same lot conveyed to grantors by D. A. McCall & Lorene B. McCall by deed recorded June 4, 1969 in deed vol. 869 page 278 of the RMC Office for Greenville County, S. C., and is conveyed subject to any recorded restrictions, easements or rights of way.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage given by grantors to Carolina National Mortgage Investment Co., Inc. in the original amount of \$20,500 recorded June 4, 1969 in vol. 1127 page 495 of the RMC Office for Greenville County, S. C., on which there is a balance due of \$20,275.79.

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 assigns, against the grantor'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 14th day of December 19 70.

SIGNED, sealed and delivered in the presence of:

Signatures of Frank Levon Richards (SEAL), Cecilia P. Richards (SEAL), and Laraine W. Jones (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 December 19 70.

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(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 14th day of December 19 70.

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

RECORDED this 15th day of December 19 70 at 8:47 A. M., No. #13996

-270-7341-10-59