

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED

KNOW ALL MEN BY THESE PRESENTS, that ALAN J. SOUTHARD & MARIA W. SOUTHARD

SEP 5 3 44 PM '80

DONNIE S. TANKERSLEY

in consideration of Thirty three thousand (\$33,000.00) 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, INC., its successors and assigns:

All that certain piece, parcel or lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot 188 of a subdivision known as COACH HILLS as shown on plat recorded in plat book 4-X page 94 of the RMC Office for Greenville County, S. C., and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Dawnwood Drive, joint front corner of Lots 188 and 189, and running thence with the joint line of said lots, N. 3-05 W. 151.33 feet to an iron pin; thence with the rear line of Lot 188, N. 86-54 E. 63.54 feet to an iron pin; thence continuing N. 86-55 E. 36.46 feet to an iron pin at the joint rear corner of Lots 187 and 188; thence with the joint line of said lots S. 3-05 E. 151.40 feet to an iron pin on the northern side of Dawnwood Drive, joint front corner of Lots 187 and 188; thence with the northern side of Dawnwood Drive, S. 86-56 W. 100 feet to the point of beginning.

This is the same property conveyed to grantors by Bankers Trust of South Carolina by deed dated and recorded April 4, 1977 in deed vol. 1053 page 985 of the RMC Office for Greenville County, S. C., and is conveyed subject to any restrictions, reservations, zoning ordinances, rights of way or easements that may appear of record, on the recorded plat or on the premises.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage given by grantors to Bankers Trust of South Carolina (Aiken-Speir, Inc.) in the original amount of \$39,900.00 dated & recorded April 4, 1977 in mortgage vol. 1393 page 689 of the RMC Office for Greenville County, S. C., on which there is a balance due of \$39,261.58.

(15) 200-540.1-1-218

Grantee's address: 521-A Shelton Road, Route # 2, Travelers Rest, S. C. 29690

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 5 day of SEPTEMBER, 19 80

SIGNED, sealed and delivered in the presence of:

W.W. Wilkins
Senobia C. Hall

Alan John Southard (SEAL)
Maria Wolf Southard (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
\$ 66.00

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 5 day of SEPTEMBER 19 80

W.W. Wilkins (SEAL)
Notary Public for South Carolina
My commission expires: 11-23-80

Senobia C. Hall

STATE OF SOUTH CAROLINA }
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RENUNCIATION 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 5 day of SEPTEMBER, 19 80

W.W. Wilkins (SEAL)
Notary Public for South Carolina
My commission expires: 11-23-80

Maria Wolf Southard
Maria W. Southard

RECORDED this SEP 5 1980 day of at 3:44 B.K. 19

GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX
\$ 36.30

RECORDED

4328 RV-2