

STATE OF SOUTH CAROLINA,

JAN 8 11 56 AM 1965

GREENVILLE COUNTY

OLLIE L. SMITH

Know All Men by These Presents:

That DONALD E. BALTZ, INC.

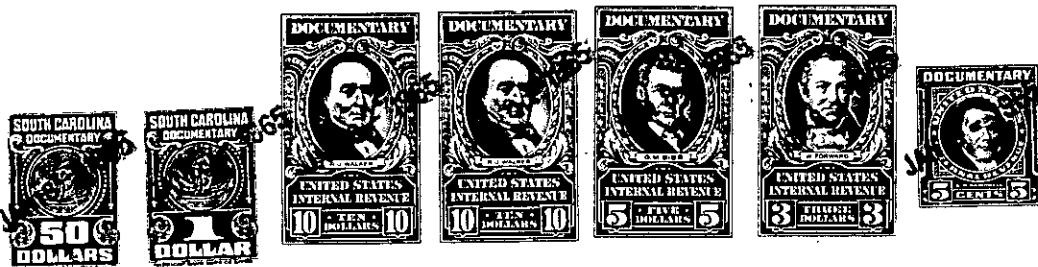
in the State aforesaid, in consideration of the sum of

Twenty-five Thousand One Hundred Fifty (\$25,150.00) ----- DOLLARS,

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 E. CHAMPION;

All that lot of land in the county of Greenville, state of South Carolina, in the city of Mauldin, being known and designated as Lot No. 21, as shown on plat of Section 2, of Sunset Heights, recorded in plat book RR page 85 of the RMC Office for Greenville County, S. C., said lot having a frontage of 100 feet on the northwestern side of Vesper Circle, a parallel depth of 200 feet, and a rear width of 100 feet.

This is one of the lots conveyed to grantor by deed recorded August 16, 1963 in deed volume 730 page 182 of the RMC Office for Greenville County, S.C., and is conveyed subject to restrictions applicable to said subdivision recorded in deed vol. 666 page 71, and to any recorded easements or rights of way.



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) successors 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) successors 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 8 day of January in the year of our Lord One Thousand Nine Hundred and sixty-five.

Signed, Sealed and Delivered in the Presence of [Signatures]

DONALD E. BALTZ, INC. BY: Donald E. Baltz (Seal) President

State of South Carolina, Greenville County Personally appeared before me Genobia Cox and made oath that she saw the within named grantor(s) Donald E. Baltz, Inc. by Donald E. Baltz, president sign, seal and as his act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof. Sworn to before me this 8 day of January, A. D. 19 65

State of South Carolina, Greenville County GRANTOR, A CORPORATION RENUNCIATION OF DOWER I, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 8th day of January 19 65, at 11:56 A. M., No. 19325

759-2081-1-54