

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

Donald E. Baltz Foundation
521-A Shelton Road
Route 2
Travelers Rest, SC, 29690

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1045 759

KNOW ALL MEN BY THESE PRESENTS, that ETHEL CHLOE BALTZ

1045 759

in consideration of THIRTY SIX THOUSAND FIVE HUNDRED and NO/100--(\$36,500.00)-- Dollars,
and assumption of mortgage set forth below,

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 FOUNDATION, an eleemosynary corporation, its
successors and assigns, the following described property:

ALL that tract or parcel of land lying, being and situated in the state and
county aforesaid, located on Gap Creek and Gap Creek Road, about two (2)
miles northeast of River Falls, South Carolina, and being more fully
described as follows:

BEGINNING at a nail and cap in the center of Gap Creek Road at corner of
Johnson property, and running thence with Johnson line S. 46-E. 3286 feet to
an iron pin on the original back line; thence S. 57-30 W. 1048 feet to an
iron pin on side of mountain; thence N. 42-30 W. 3224 feet, crossing Gap
Creek Road, to a point in the center of Gap Creek; thence up and with the
meanders of said creek to the center of the Old Gap Creek Road (a traverse
of which is N. 38 E. 103 feet and N. 4-20 E. 90 feet to center of old road
and center of creek; thence with old road N. 85-10 E. 94 feet to a nail and
cap in the center of the new Gap Creek Road; thence with said road N. 53-15
E. 579.7 feet to the beginning corner, and containing 66.9 acres, more or
less, as per survey made by J. C. Hill, and plat dated May 20th, 1975.

This is the same property conveyed to grantor by James W. Tresner and Dorothy
W. Tresner by deed recorded September 27, 1973 in the RMC Office for Green-
ville County in deed volume 985 at page 35, and is conveyed subject to any
restrictions, easements, and rights of way that may appear of record, on the
recorded plat or on the premises.

As part of the consideration for this conveyance the grantee herein assumes
and agrees to pay that certain mortgage given by Ethel Chloe Baltz to James
W. Tresner and Dorothy W. Tresner in the original amount of \$37,500.00,
recorded in mortgage volume 1291 at page 757 of the RMC Office for Greenville
County, S. C. on which there is a balance due of \$20,250.00.

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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining, to have and to hold all and singular the premises herebefore mentioned unto the grantee(s), and the grantee's(s) heirs or successors and
assigns, forever. And the grantor(s) 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hands and seals this 1st day of October, 1976.

SIGNED, sealed and delivered in the presence of

James W. Tresner (SEAL)
William Wilkins (SEAL)
Ethel Chloe Baltz (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 written deed and that (s)he, with the other witness subscribed
above, witnessed the execution thereof.

SWORN to before me this 1st day of October 1976

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTOR - WOMAN
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 whomso-
ever, renounce, release and forever relinquish unto the grantor(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-
tate, 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

Notary Public for South Carolina.
My commission expires

RECORDED this NOV 5 1976 19 at 4:40 P.M.

GREENVILLE COUNTY DOCUMENTARY TAX 40.15

0759

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