

(1tc)

GRANTEE'S MAILING ADDRESS: 106 Lipizzan Way, Simpsonville, South Carolina 29681
TITLE TO REAL ESTATE Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 112 MAIN STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

COUNTY OF GREENVILLE

That David Balentine & Son, Inc. R.M.C.

JUL 23 11 37 AM '79

All Men by These Presents:

VOL 1107 PAGE 479

in the State aforesaid,
in consideration of the sum of Thirteen Thousand Three Hundred Ninety and No/100 (\$13,390 DOLLARS,
and assumption of mortgage,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowl-
edged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

CHARLES F. SIMS, HIS HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of
South Carolina, on the northerly side of Lipizzan Way, being shown and designated as
Lot No. 78, on plat of Heritage Lakes Subdivision, recorded in the RMC Office for
Greenville County, S. C., in Plat Book "6 H", at Page 16, and having, according to said
plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Lipizzan Way, joint front corner of
Lots Nos. 78 and 79, and running thence with the joint lines of said lots, N. 15-28-07 E.
159.82 feet to an iron pin; thence N. 84-33-19 E. 95.0 feet to an iron pin; thence with
the joint lines of Lots Nos. 77 and 78, S. 4-15-32 E. 178.30 feet to an iron pin on the
northerly side of Lipizzan Way; thence with the northerly side of Lipizzan Way on a
curve, the chord of which is N. 84-23-43 W. 151.16 feet to an iron pin, the point of
BEGINNING.

The within is the identical property heretofore conveyed to the grantor by deed of David
W. Balentine, recorded 8 May 1979, RMC Office for Greenville County, S. C., in Deed Book
1102, at Page 5.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning
regulations, and other matters as may appear of record, on the recorded plats, or on the
premises.

As a part of the consideration, grantee assumes and agrees to pay the balance due on that
certain mortgage from grantor to Fidelity Federal Savings and Loan Association, original
amount of \$42,000.00, dated 8 May 1979, recorded 8 May 1979, RMC Office for Greenville
County, S. C., in Mortgage Book 1465, at Page 759, upon which there is a balance due in
the amount of \$42,000.00.

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 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)' Successors and Assigns
and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s)' Heirs, or Successors
and Assigns against the grantor(s) and the grantor's(s)' Heirs 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 23rd day of July, 1979

DAVID VALENTINE & SON, INC. (Seal)

Signed, Sealed and Delivered in the Presence of

BY: *David W. Balentine* (Seal)
President

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me the undersigned witness and made oath that
(s)he saw the within named grantor(s) by 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 23rd
day of July, A. D., 1979

Richard J. Davis (Seal)
Notary Public for South Carolina Commission Expires October 20, 1977

State of South Carolina

COUNTY OF GREENVILLE

(Grantor is a corporation)
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may con-
cern, that the undersigned wife (wives) of the above named grantor(s) 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
or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and
Assigns, all the interest and estate, and also 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____

Richard J. Davis (Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached S. C. \$ _____ U. S. \$ _____
RECORDED JUL 23 1979 day of _____, 19____ at _____ M. No. _____
at 11:37 A.M.

GREENVILLE COUNTY
RECORDED
1485
2125

4328 RV-2