

310 Neely-Fairy Road, Mauldin, SC 29662

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

KNOW ALL MEN BY THESE PRESENTS, Ethel Chloe Baltz

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SEP 27 4 35 PM '84

in consideration of DOLLARS and no. (1984) (\$1.00) plus assumption of indebtedness noted 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, its successors and assigns:

ALL that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, containing 30.0 acres, more or less, and having according to a plat entitled "Survey for Donald E. Baltz" prepared by Campbell & Clarkson, and dated April 26, 1972, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northeast corner of said tract on the western side of Shelton Road and running thence S. 64-12 W., 1,263.9 feet to an old iron pin; thence S. 5-29 E., 1,052 feet to a point, passing over two old iron pins; thence N. 65-18 E., 1,390.5 feet to a point on Shelton Road; thence N. 12-32 W., 1,041 feet to the point of beginning.

This conveyance is made subject to any restrictive covenants, building setback lines, rights-of-way and easements which may affect the above described property. (9) - 356-501.2 - 1-62.2

DERIVATION: This being the same property conveyed to Grantor herein by deed of Chill-Ripe Fruit, Inc. as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 942, Page 361 on May 2, 1972.

As part of the consideration paid herefor, Grantee agrees to assume and pay that certain note and mortgage given to First Federal Savings & Loan Association, said mortgage being recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1307, Page 192, and the note dated July 16, 1984, given to Donald E. Baltz. The balance being \$61,141.79.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 16th day of July, 1984

SIGNED, sealed and delivered in the presence of:

Ethel Chloe Baltz (SEAL)
Beverly A. Coppin (SEAL)
Timothy H. Jan (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)' 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 16th day of July, 1984

Timothy H. Jan (SEAL) Beverly A. Coppin

My commission expires 10-14-86

STATE OF SOUTH CAROLINA
COUNTY OF

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)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

Notary Public for South Carolina. (SEAL)

My commission expires

9694

RECORDED this SEP 27 1984 day of at 4:35 P.M. No. 4.0000