

Title to Real Estate by a Corporation — Prepared by Hinson, Traxler & Hamer, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS That LAKE FOREST, INC. a corporation chartered under the laws of the State of SOUTH CAROLINA and having its principal place of business at GREENVILLE in the State of SOUTH CAROLINA, for and in consideration of the sum of TWO THOUSAND, FORTY-FIVE AND NO/100 (\$2,045.00) dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

DONALD S. BALTZ, his heirs and assigns:

All that piece, parcel or lot of land, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 177, Section III, Lake Forest Subdivision, as per plat thereof recorded in the Public Office for Greenville County, South Carolina, in Plat Book "93", page 77, and similar, according to said plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Hermitage Road, Point Front corner of Lots 169 and 177, and running thence along the joint line of said Lots N. 40-00' 190 feet to an iron pin, joint rear corner of Lots N. 169, 170, 171 and 172 and running thence along the joint line of Lots N. 176 and 177 S. 40-02' 179 feet to an iron pin on the Northerly side of Wendover Drive, joint front corner of Lots N. 177 and 177; thence along the Northerly side of Wendover Drive S. 40-38' W. 40 feet to a point; thence continuing along the Northerly side of Wendover Drive S. 40-31' W. 103.3 feet to a point on the Northerly side of Wendover Drive; thence around a curve, the chord of which is N. 12-12' W. 60.4 feet to an iron pin on the Northerly side of Hermitage Road; thence along the Northerly side of Hermitage Road N. 44-53' W. 140 feet to an iron pin, the point of beginning.

The above-described property is conveyed subject to recorded and existing building restrictions, easements and rights-of-way.

The grantee herein is to pay the 1965 taxes on the above-described property.



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 premises before mentioned unto the grantee(s) hereinabove named, and its successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and its successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers,

on this the 20th day of August in the year of our Lord one thousand, nine hundred and Fifty-Five.

Signed, sealed and delivered in the presence of:

Edward Ryan Hamer

By [Signature] (L.S.) and [Signature] Secretary

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY appeared before me Juanita B. Cleland and made oath that she saw S. W. Creech as President and [Signature] as Secretary of Lake Forest, Inc., a corporation chartered under the laws of the state of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with [Signature], witnessed the execution thereof.

SWORN to before me this 20th day of August A. D., 19 55 Edward Ryan Hamer (L.S.) Notary Public for South Carolina.

(Continued on Next Page)

277-2-157