

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That WE, JAMES HICKS & RUTH HICKS in the State aforesaid, in consideration of the sum of Four Thousand Three Hundred Thirty-four & 41/100 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 acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said DONALD E. BALTZ, his heirs and assigns,

All that piece, parcel or lot of land, situate, lying and being on the eastern side of the Laurens Road (U.S. Highway #276) in the town of Mauldin, State and county aforesaid, containing 3 1/10 acres, and having according to a survey made by J. A. Pickens dated May 19, 1951, the following metes and bounds, to-wit:

Beginning at an iron pin on the easterly side of Laurens Road (U.S. Highway #276) which iron pin is a joint corner with property of Coke Alexander, and is also located 2/10 of a mile more or less in a northerly direction from the intersection of Laurens Road (U.S. Highway #276) with County road at which intersection the U. S. Post Office is located and running thence along Coke Alexander line N. 79 E. 557 feet to a stake on the westerly side of the C & W C Railroad right of way; thence along the westerly side of said right of way approximately N. 12 E. 293 feet more or less to an iron pin corner of Forrester land; thence along Forrester line S. 70-15 E. 553 feet more or less to an iron pin on the easterly side of Laurens Road (U.S. Highway #276); thence along the easterly side of Laurens Road (U.S. Highway #276) S. 12 E. 203 feet to the point of beginning.

This is the same property conveyed to grantors by deed recorded June 19, 1951 in deed volume 430 page 434 of the RMC Office for Greenville County.

The grantee herein assumes the balance due on that certain mortgage held by Franklin National Life Insurance Company in the original amount of \$5,000 recorded Dec. 19, 1955 in mortgage vol. 632 page 98, on which there is a balance due of \$4,355.59.

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) 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) Heirs 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 27 day of October in the year of our Lord One Thousand Nine Hundred and fifty-eight.

Signed, Sealed and Delivered in the Presence of

W. W. Wilkins
James W. Knight



James Hicks (Seal)
Ruth Hicks (Seal)



State of South Carolina, Greenville County

Personally appeared before me James W. Knight

and made oath that he saw the within named grantor(s) James Hicks and Ruth Hicks sign, seal and as their act and deed deliver the within witnessed the execution thereof.

written deed, and that he, with W. W. Wilkins

Sworn to before me this 27 day of October, A. D. 19 58
W. W. Wilkins (Seal)
Notary Public for South Carolina

James W. Knight

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruth Hicks wife of the within named James Hicks 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 Donald E. Baltz, his 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 27 day of October, A. D. 19 58
W. W. Wilkins (Seal)
Notary Public for South Carolina

Ruth Hicks

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 27th day of October 19 58, at 11:24 A. M., No. 10874