

STATE OF SOUTH CAROLINA

MAR 8 11 10 AM 1960

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Vincent James Peroni, Jr. in the State aforesaid, DOLLARS, in consideration of the sum of Four Thousand Seven Hundred and No/100 (\$4,700.00) and the assumption of the mortgage set-fourth below 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, forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Westerly side of Meadow Crest Circle, just outside the limits of the City of Greenville, S. C., and being designated as Lot No. Thirty-three (33) on the Plat entitled North Meadow Heights as recorded in the RMC Office for Greenville County, S. C., in Plat Book "W", page 183, said lot fronting 80 feet on the westerly side of Meadow Crest Circle, having a depth of 146.7 feet on the northerly side, a depth of 192.3 feet in the aggregate on the southerly side and being 54.7 feet across the rear.

This conveyance is made subject to the trunk sewer right of way which crosses the above described lot and which is fully shown on the aforementioned plat.

For restrictions applicable to this property see Deed Book 439, page 409.

As a part of the consideration herein the Grantee does hereby assume and agree to pay the balance due on that certain mortgage given by the Grantor herein to First Federal Savings and Loan Association in the face amount of \$12,250.00, dated April 12, 1955, and recorded in the RMC Office for Greenville County in Mortgage Book 634, page 103.

Grantee to pay 1960 taxes.



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 8th day of March in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

Schaefer B. Kendrick
Mayer R. Johnson Jr.

Vincent James Peroni Jr. (Seal)
(Signatures and seals of witnesses)

State of South Carolina, Greenville County

Personally appeared before me M.R. Johnson

and made oath that he saw the within named grantor(s) Vincent James Peroni, Jr. sign, seal and as his act and deed deliver the within written deed, and that he, with Schaefer B. Kendrick witnessed the execution thereof.

Sworn to before me this 8th day of March, A. D. 1960. Schaefer B. Kendrick Notary Public for South Carolina

M. A. Johnson

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Schaefer B. Kendrick Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Joyce F. Peroni wife of the within named Vincent James Peroni, Jr. 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 8th day of March, A. D. 1960. Schaefer B. Kendrick Notary Public for South Carolina

Joyce F. Peroni

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 8th day of March 1960 at 11:18 A.M. No. #24738 P10-7-31