

Know All Men by These Presents:

That I, Donald E. Baltz

JUL 14 10:45 AM 1961

in consideration of the sum of Nineteen Thousand Two Hundred Fifty (\$19,250.00) DOLLARS, in the State aforesaid,

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 John F. Phillips and Frances B. Phillips,

All that piece, parcel or lot of land situate, lying and being on the southern side of Roberta Drive in the County of Greenville, State of South Carolina, being known and designated as Lot No. 51 as shown on Plat No. Three, Cherokee Forest, prepared by J. Mac Richardson, R.L.S., in January, 1959, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ at pages 36 and 37, and having according to said plat, the following metes and bounds:

Beginning at an iron pin on the southern side of Roberta Drive at the joint front corner of Lots Nos. 50 and 51, and running thence with the line of Lot No. 50, S. 15-58 W. 191.7 feet to an iron pin in the subdivision property line; thence with the said subdivision property line N. 73-45 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 51 and 52; thence with the line of lot No. 52, N. 15-58 E. 216.2 feet to an iron pin on the southern side of Roberta Drive; thence with the southern side of Roberta Drive S. 74-02 E. 51 feet to an iron pin; thence continuing with the southern side of Roberta Drive S. 66-35 E. 35 feet more or less, to an iron pin; thence still continuing with the southern side of Roberta Drive S. 66-35 E. 24 feet to the point of beginning.

This is the same lot conveyed to grantor by Wilkins Norwood & Company, Inc. by deed recorded May 1, 1961 in volume 672 page 522 of the RMC Office for Greenville County, and is conveyed subject to restrictions applicable to said subdivision recorded in deed volume 617 page 268.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

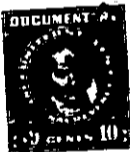
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

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.

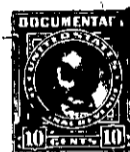
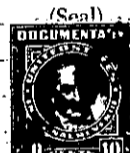
Witness the grantor's(s) hand and seal this 14 day of July in the year of our Lord One Thousand Nine Hundred and sixty-one.

*Donald E. Baltz* (Seal)

Signed, Sealed and Delivered in the Presence of



*W. W. Wilkins*  
*Genobia Cox*



State of South Carolina, }  
Greenville County

Personally appeared before me Genobia Cox

and made oath that she saw the within named grantor(s) Donald E. Baltz sign, seal and as his act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 14 day of July, A. D. 19 61

*W. W. Wilkins* (Seal)  
Notary Public for South Carolina

*Genobia Cox*

State of South Carolina, }  
Greenville County

RENUNCIATION OF DOWER

I, W. W. Wilkins

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ethel Chloe Baltz wife of the within named Donald E. Baltz 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 John F. Phillips and Frances B. Phillips, their 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 14 day of July, A. D. 19 61

*W. W. Wilkins* (Seal)  
Notary Public for South Carolina

*Ethel Chloe Baltz*

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$  
Recorded this 14th day of July 19 61, at 10:56 A. M., No. 1709.



P16.2-1-166