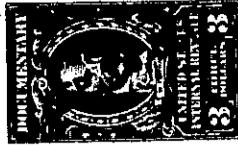


STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men/By These Presents:

That I, Donald E. Baltz

in consideration of the sum of Twenty-four Thousand (\$24,000.00) in the State aforesaid, DOLLARS,

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 Edith R. Phillips,

All that lot of land in the city of Greenville, county of Greenville, state of South Carolina, being lot No. 35 and portion of Lot No. 34, Section A, on plat of Gower Estates recorded in the RMC Office for Greenville County, S. C., in plat book QQ pages 146-147 and having according to a survey made by Piedmont Engineering Service, September 28, 1961, recorded in the RMC Office for Greenville County in plat book ZZ page 43, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwest side of Carolina Avenue, the front joint corner of Lots Nos. 35 and 36; thence with the joint line of said lots S. 43-34 W. 153.8 feet to an iron pin; thence S. 53-20 E. 148 feet to an iron pin in creek; thence with the center of said creek as the line, the traverse course being N. 57-31 E. 83.1 feet to a point; thence N. 24-39 E. 106.5 feet to an iron pin on the southwest side of Carolina Avenue; thence with the southwest side of said Carolina Avenue N. 65-21 W. 140 feet to the beginning corner.

This lot is conveyed subject to building restrictions applicable to Gower Estates recorded in deed volume 663 page 118 of the RMC Office for Greenville County, S. C.



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 her Heirs and Assigns forever.

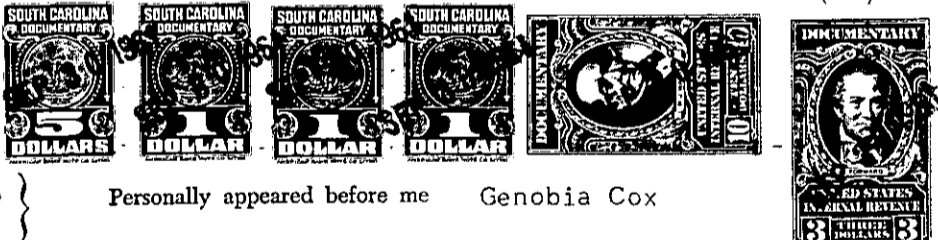
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 30 day of September 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

Genobia Cox (Seal) W.W. Wilkins (Seal)



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 30 day of September, A. D. 19 61 W.W. Wilkins (Seal) Notary Public for South Carolina

Genobia Cox (Seal)

State of South Carolina, Greenville County } RENUNCIATION OF DOWER I, Genobia Cox 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 Edith R. Phillips, her

and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released. Heirs and Assigns, all her interest and estate,

GIVEN under my hand and seal this 30 day of September, A. D. 19 61 Genobia Cox (Seal) Notary Public for South Carolina

Donald E. Baltz (Seal)

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 30th day of September 19 61, at 12:27 P. M., No. 8486

268.1-6-35 OUT OF 268.1-6-34