

TITLE TO REAL ESTATE Griffin & Howard, 111 1/2 S. W. 11th St. Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.H.C.

VOL 1005 PAGE 501

KNOW ALL MEN BY THESE PRESENTS, that I, Ethel Chloe Baltz

For True Consideration See Affidavit
Book 39 Page 289

in consideration of Ten Dollars (\$10.00) and other valuable consideration, Dollars,

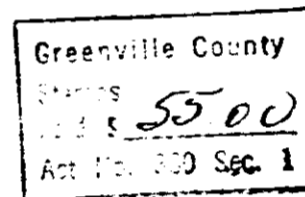
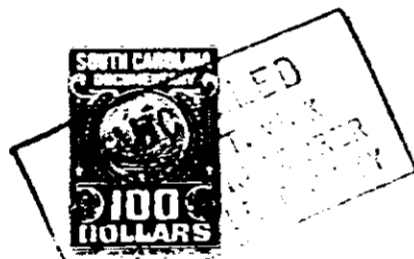
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Karl Emerson and Margaret J. Emerson, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, State of South Carolina, being shown as a portion of the unnumbered part of the property of Donald E. Baltz, shown on plat recorded in Plat Book Y, page 46 of the RMC Office for Greenville County, and having, according to a recent survey made May, 1956, the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin on the southwest side of Sharon Drive, corner of property of the Sherwood Forest subdivision; thence with the line of said property S. 1-30 E. 524.9 feet to an iron pin in line of lot 35; thence with the line of said lot S. 60-07 E. 85.1 feet to an iron pin rear corner of Lot No. 32; thence N. 29-53 E. 438.2 feet to an iron pin on the southwest side of Sharon Drive; thence with the southwest side of Sharon Drive N. 57-53 W. 304 feet to an iron pin; thence continuing with the southwest side of said Sharon Drive N. 66-18 W. 54.2 feet to the beginning corner.

This is a portion of the property conveyed to the Grantor herein by Deed recorded in the RMC Office for Greenville County in Deed Book 568, page 514. This property is conveyed subject to any and all existing reservations, easements, rights-of-way, zoning ordinances or protective covenants that may appear on record, on the recorded plats or on the premises, if any.

577-266-23



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 22nd day of August 19 74.

SIGNED, sealed and delivered in the presence of:

Tommy Hale (SEAL)
Ethel Chloe Baltz (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 22nd day of August

19 74

Charles E. Howard (SEAL)
Notary Public for South Carolina
My commission expires: April 15, 1981

Tommy Hale

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 22nd day of August 19 74.

Notary Public for South Carolina.
My commission expires: _____

RECORDED this _____ day of AUG 23 1974 11:00 A. M., No. 5296

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