

TITLE TO REAL ESTATE-Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

COMMISSIONER OF DEEDS
319

VOL 1012 PAGE 570

KNOW ALL MEN BY THESE PRESENTS, that I, DONALD E. BALTZ

in consideration of Ten (\$10.00) and assumption of mortgage 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 DONALD E. BALTZ, INC. its successors and assigns,

All those lots of land in the county of Greenville, state of South Carolina, in the city of Mauldin, being known and designated as Lots 24, 25, 30, 31, 35, 36, 37, 38, 39, 40, 50, 51, 52, 53, 54, 43 & 44 on plat of Section II Brookside, as shown on plat recorded in plat book 5 D page 24 of the RMC Office for Greenville County, S. C.

This is a portion of the tract of land conveyed to the grantor by George L. Thomason et al dated Jan. 25, 1972 recorded Jan. 26, 1972 in deed vol. 934 page 565 of the RMC Office for Greenville County, S. C.

These lots are conveyed subject to recorded building restrictions, rights of way, easements, and those shown on said plat or visible on the ground.

AS A PART OF THE CONSIDERATION for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage given by grantee and grantor to Atlantic Securities Corporation in the original amount of \$134,740.00 recorded Dec. 17, 1973 in deed vol. 1297 page 753, on which there is a balance due of \$ 80,740.00.

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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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors 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 2 day of January, 19 75.

SIGNED, sealed and delivered in the presence of:
Donald E. Baltz (SEAL)
Denobia C. Hall (SEAL)
W.W. Wilkins (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 2 day of January 19 75
Denobia C. Hall (SEAL) W.W. Wilkins
Notary Public for South Carolina
My commission expires: 11/12/79

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 docs 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 or 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 2 day of January, 19 75
Denobia C. Hall (SEAL) Donald E. Baltz
Notary Public for South Carolina
My commission expires: 11/12/79

RECORDED this day of JAN 2 1975 at 3:19 P. M. No. 15859

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