

State of South Carolina

COUNTY OF GREENVILLE

That David Balentine & Son, Inc.

in consideration of the sum of Twelve Thousand Two Hundred and No/100 (\$12,200.00) in the State aforesaid, and assumption of mortgage,

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 grantee(s) DONALD G. ROWLAND AND PHYLLIS C. ROWLAND, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the easterly side of Harness Trail, being shown and designated as Lot No. 53, on plat of Heritage Lakes, recorded in the RMC Office for Greenville County, S. C., in Plat Book "6 H", at Page 16, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of Harness Trail, joint front corner of Lots Nos. 53 and 54, and running thence with the joint line of said lots, N. 81-31-15 E. 203.19 feet to an iron pin; running thence S. 1-40-58 W. 84 feet to an iron pin, joint rear corner of Lots Nos. 53 and 52; thence with the joint line of said lots, S. 46-14-10 W. 162.07 feet to an iron pin on the easterly side of Harness Trail; thence with the curve of Harness Trail 187.96 feet to the point of BEGINNING.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

The within is a portion of that property heretofore conveyed to the grantor by deed of Comfortable Mortgages, Inc., dated 17 December 1979, recorded 27 December 1979, RMC Office for Greenville County, S. C., in Deed Book 1117, at Page 998.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from grantor to Heritage Federal Savings and Loan Association, dated 7 January 1980, recorded 8 January 1980, RMC Office for Greenville County, S. C., in Mortgage Book 1492, at Page 759, said mortgage being in the original amount of \$49,500.00, upon which there is a present balance due in the amount of \$48,700.00.

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 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, Successors and Assigns to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors 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(s) and seal(s) this 29th day of February, 19 80

Signed, Sealed and Delivered in the Presence of  
*Barbara D. Payne*

DAVID BALENTINE & SON, INC. (Seal)  
BY: *Michael A. Balentine* (Seal)  
Vice President

GREENVILLE COUNTY, SOUTH CAROLINA (Seal)  
DOCUMENTARY TAX STAMP \$ 5.00 (Seal)

State of South Carolina

COUNTY OF GREENVILLE

(s)he saw the within named grantor(s) by its duly authorized officer, personally appeared before me the undersigned witness and made oath that he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 29th day of February, A. D., 19 80

*Barbara D. Payne* (Seal)  
Notary Public for South Carolina

*Barbara D. Payne*

State of South Carolina

COUNTY OF GREENVILLE

(Grantor is a corporation)  
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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19 \_\_\_\_\_

*Barbara D. Payne* (Seal)  
Notary Public for South Carolina

GREENVILLE COUNTY, SOUTH CAROLINA DOCUMENTARY TAX  
\$ 3.75

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_ U. S. \$ \_\_\_\_\_  
Recorded this FEB 29 1980 day of \_\_\_\_\_, 19 \_\_\_\_\_ at 11:39 A. M., No. 21031

GCTO --- 1 FEB 29 80 1023

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