

ADDRESS: 16 Balfer Court
Greenville, S. C.

TITLE TO REAL ESTATE - INDIVIDUAL FORM Mitchell & Ardal, Greenville, S.C.

1148-527

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Viola F. Bryson

in consideration of Ten and no/100 (\$10.00) Dollars
and other good and valuable considerations
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Ruby B. Manly, her heirs and assigns forever:

ALL that certain unit known as Unit No. 16, Balfer Court Condominiums,
Horizontal Property Regime, situate on Balfer Court, in the County of
Greenville, State of South Carolina, as more particularly described in
Master Deed and Declaration of Condominium, dated July 31, 1979, recorded
in the R.M.C. Office for Greenville County, South Carolina, in Deed Book
1108 at Page 812 on August 7, 1979.

The within conveyance is made subject to the reservations, restrictions
and limitations on use of the above described premises and all covenants
and obligations set forth in the aforesaid Master Deed and Declaration of
Condominium, with all amendments thereto, and as set forth in the By-Laws
of Balfer Court Association, Inc., attached thereto as amended and as the
same may hereafter from time to time be amended; all of said reservations,
agreements, obligations, conditions and provisions are incorporated in the
within deed by reference and constitute covenants running with the land,
equitable servitudes and liens to the extent set forth in said documents
and as provided by law, all of which are hereby accepted by the Grantee
herein and her heirs, administrators, executors and assigns.

The above property is the same property conveyed to the grantor by deed of
C. R. Maxwell recorded August 30, 1979 in Deed Book 1110 at Page 429 and
is hereby conveyed subject to all rights of way, easements, conditions,
public roads and restrictive covenants reserved on plats and other instru-
ments of public record and actually existing on the ground affecting said
property.

12(271) P14-2-1-16

The grantee agrees and assumes to pay Greenville County property taxes for
the tax year 1981 and subsequent years.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; to have and to hold all and singular the premises before mentioned unto the grantees(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 grantees(s) and the grantee's(s)' heirs or successors and assigns against the grantor(s) and the
grantor'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 24th day of April 19 81

Signed, sealed and delivered in the presence of
Allen C. Bryson
Rita Bryson

Viola F. Bryson (SEAL)
VIOLA F. BRYSON (SEAL)

STATE OF ~~SOUTH CAROLINA~~ ^{Connecticut}
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 24th day of April 1981

Rita Bryson
Notary Public for ~~SOUTH CAROLINA~~ ^{CONNECTICUT}
My Commission expires: ~~MARCH 31, 1983~~ ^{MARCH 31, 1983}

Allen C. Bryson

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER NOT NECESSARY - WOMAN GRANTOR

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 grantor(s) and the grantor'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.

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Notary
My co
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GREENVILLE COUNTY
MAY 21 1981

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