

POB 2123 City 29602

TITLE OF REAL ESTATE Foster & Mitchell, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE, S 25 AM '83

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KNOW ALL MEN BY THESE PRESENTS, that Paul J. Foster, Jr.

in consideration of One Thousand Five Hundred and No/100ths (\$1,500.00)----- Dollars, and assumption of mortgage set out below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Robert Paul Foster, his heirs and assigns forever:

Unit No. 2, Balfer Court Condominiums, Horizontal Property Regime, situate on Balfer Court, in the County of Greenville, State of South Carolina, as is more particularly described in Master Deed and Declaration of Condominium dated July 31, 1979, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1108 at page 812 on August 7, 1979.

This 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 his heirs, administrators, executors and assigns.

This being the same property conveyed to the Grantor herein by deed of Robert Paul Foster dated September 1, 1980, and recorded October 7, 1980, in Deed Book 1135 at page 26.

As part of the consideration herein, the Grantee assumes and agrees to pay that certain mortgage in favor of First Federal Savings and Loan Association

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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, 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 12th day of August 1983.

SIGNED, sealed and delivered in the presence of:

Paul J. Foster, Jr. (SEAL)

Delval Beun Nancy Lee Estes (SEAL)

PROBATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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 12th day of August 1983.

Nancy Lee Estes (SEAL) Notary Public for South Carolina My commission expires: 4/21/90

Delval Beun (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 in 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 12th day of August 1983. Nancy Lee Estes (SEAL) Notary Public for South Carolina My commission expires: 4/21/90

Lori M. Foster

RECORDED this ___ day of ___ 19__

GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX AUG 12 '83 01.65

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