

TITLE TO REAL ESTATE--Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

COUNTY OF GREENVILLE

That Balentine Brothers Builders, Inc.

OLLIE FARNSWORTH Knows All Men by These Presents:

in the State aforesaid, in consideration of the sum of Five Thousand Nine Hundred and No/100 (\$5,900.00)----- DOLLARS, 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)

ROBERT FRANKLIN POWELL AND CATHERINE S. POWELL, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, at the intersection of Great Glen Road and Morwell Drive, being shown and designated as Lot No. 165, on plat of Del Norte Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book "WWW", at Pages 32 and 33, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the easterly side of Great Glen Road, joint front corner of Lots Nos. 164 and 165, and running thence with the easterly side of Great Glen Road the following courses and distances: N. 3-16 E. 34.8 feet, N. 17-36 E. 70.2 feet, N. 35-43 E. 59.9 feet, N. 73-46 E. 17.9 feet, and S. 65-42 E. 38 feet to a point on the westerly side of Morwell Drive; running thence with the westerly side of Morwell Drive, S. 25-09 E. 73.5 feet and S. 35-14 E. 50.9 feet to the joint corner of Lots Nos. 165 and 166; running thence with the joint lines of said lots, S. 74-06 W. 75 feet; running thence with the lines of Lots Nos. 164 and 165, S. 83-38 W. 99 feet to the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground.

DERIVATION: Deed Book 886, at Page 365. Taxes have been prorated, and grantees are to pay the 1970 Greenville County taxes.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from the grantor to Fidelity Federal Savings & Loan Association, said mortgage being in the original amount of \$18,000.00, recorded 23 March 1970, RMC Office for Greenville County, S. C., in Mortgage Book 1150, at Page 569. 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, Executors and Administrators 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.

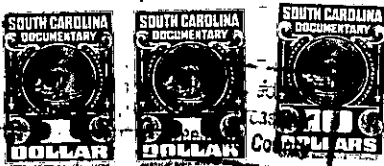
Witness the grantor's(s') hand(s) and seal(s) this 30th day of April, 1970

BALENTINE BROTHERS BUILDERS, INC. (Seal)

BY: David W. Balentine (Seal) Vice President

Signed, Sealed and Delivered in the Presence of

Barbara B. Jayne



Greenville County (Seal) 660

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 30th day of April, A. D., 1970

Notary Public for South Carolina Commission Expires October 20, 1979 (Seal)

Barbara B. Jayne

State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR--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., 1970 (Seal)

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ at 1:53 P.M. #23745

Recorded this 30th day of April 1970

201-535,9-1-123