

MAY 21 11 46 AM '70

VOL 890 PAGE 281

OLLIE FARNSWORTH

TITLE TO REAL ESTATE—PREPARED BY W. W. WILKINS, ATTORNEY AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, Donald E. Baltz

in consideration of Five Thousand (\$5,000.00) 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 Oliver J. Ferrill, Sr., and Amy W. Ferrill; their heirs and assigns.

All that lot of land in the county of Greenville, state of South Carolina, on the west side of Azalea Court, known and designated as Lot No. 12, Section 2, on plat of North Garden subdivision made by Dalton & Neves, Engineers, January 1955 recorded in the RMC Office for Greenville County, S. C. in plat book EE page 103.

This lot is conveyed subject to building restrictions applicable to North Garden subdivision and to recorded easements and rights of way and those shown on said plat or on the ground.

The grantee herein assumes and agrees to pay that certain mortgage given to C. Douglas Wilson & Co. in the original amount of \$12,550 recorded April 11, 1961 in mortgage vol. 854 page 389 of the RMC Office for Greenville County, S.C. on which there is a balance due of \$10,655.13.

This is the same lot conveyed to grantor by deed recorded May 22, 1964 in deed vol. 749 page 386 of the RMC Office for Greenville County, S. C.



Greenville County Stamps Paid \$ 5.50 Act No. 380 Sec. 1

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 assigns, against 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 20 day of May 19 70.

SIGNED, sealed and delivered in the presence of: Donald E. Baltz (SEAL)

Witness signatures: W.W. Wilkins, Benjamin C. Wall (SEAL)

STATE OF SOUTH CAROLINA } PROBATE 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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20 day of May 19 70. W.W. Wilkins (SEAL) Benjamin C. Wall

Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 1, 19 71

STATE OF SOUTH CAROLINA } RENUCIATION OF DOWER COUNTY OF GREENVILLE

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 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 20 day of May 19 70. W.W. Wilkins (SEAL) [Signature]

Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 1, 19 71

RECORDED this 21st day of May 19 70, at 11:46 A. M., No. #25452

519-279-22-27