

TITLE TO REAL ESTATE—PREPARED BY <sup>MAR 12 3 57 PM '71</sup> W. W. WILKINS, ATTORNEY AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } OLLIE FARNSWORTH  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that DONALD E. BALTZ, INC.

in consideration of Thirty-seven Thousand Five Hundred (\$37,500.00) 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 MICHAEL D. MOTTO, & JOANNE M. MOTTO, their heirs and assigns,

All that piece, parcel or lot of land situate, lying and being in Mauldin, Greenville County, South Carolina, known and designated as Lot 40 on a plat of "Addition to Knollwood Heights," dated June 2, 1966, prepared by Piedmont Engineers and Architects, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book PPP at page 6 and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the northeastern edge of Braddock Drive at the joint front corner of Lots 39 and 40 and running thence along a line of Lot 39, N. 72-50 E. 165 feet to a point; thence along a line of lot 47, S. 17-10 E. 110 feet to a point; thence along a line of Lot 41, S. 72-50 W. 165 feet to a point on the northeastern edge of Braddock Drive; thence along the northeastern edge of said Drive N. 17-10 W. 110 feet to the beginning corner.

This is the same lot conveyed to grantor by Carolina Land Co., Inc. same as The Carolina Land Company by deed recorded March 1, 1971 in deed vol. 909 page 538 of the RMC Office for Greenville County, S. C., and is conveyed subject to restrictions applicable to said subdivision recorded in vol. 812 page 592 and to any recorded easements, rights of way or those shown on the plat or on the ground.



41.25

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns, against the grantor(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 12 day of March 19 71 .

SIGNED, sealed and delivered in the presence of: DONALD E. BALTZ, INC. (SEAL)  
By: Donald E. Baltz (SEAL)  
President (SEAL)  
Hilma Crawford (SEAL)  
Richard A. Skell (SEAL)

STATE OF SOUTH CAROLINA }  
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)' 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 12 day of March 19 71  
Richard A. Skell (SEAL)  
Hilma Crawford (SEAL)  
Notary Public for South Carolina.  
MY COMMISSION EXPIRES ~~JANUARY 1, 1971~~ 11/19/79

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } GRANTOR A CORPORATION, no dower necessary.  
RENUCIATION 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)' 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 19 day of \_\_\_\_\_ 19 \_\_\_\_ (SEAL)

Notary Public for South Carolina.  
MY COMMISSION EXPIRES JANUARY 1, 19 \_\_\_\_  
March 19 71 3:57 P. M. No #21195

799-1183-1-64