

TITLE TO REAL ESTATE—PREPARED BY WILKINS AND WILKINS, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 13 11 49 AM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, JAMES H. ROACH,

in consideration of Two Thousand Five Hundred (\$2,500.00) 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 **ETHEL CHLOE BALTZ**, her heirs and assigns,

All that tract of land in Cleveland Township, Greenville County, State of South Carolina, containing 24.57 acres as shown on plat thereof recorded in plat book NN at page 172 of the RMC Office for Greenville County and having according to said plat and a recent survey made by H. C. Clarkson, December 8, 1969, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin in the center of Gap Creek Road, at the joint front corner of property now or formerly of Bartons and running thence N. 41-30 W. 61 feet to an iron pin on the bank of Gap Creek; thence along the center of Gap Creek as the line, the traverse line of which is N. 32-20 E. 129 feet to an iron pin; thence N. 11 E. 171 feet to the junction of Gap Creek and Peters Branch; and thence with Peters Branch as the line the traverse line of which is N. 71 W. 285 feet; thence N. 39-45 W. 252 feet; thence N. 3-30 E. 311 feet; thence continuing with the center of said branch N. 2-30 W. 368 feet to a stone; thence N. 50 E. 660 feet to an iron pin in line of property now of Hunt; thence with the line of said property S. 22-30 E. 850 feet to an iron pin; thence N. 66-00 E. 111 feet to a white oak; thence S. 62-00 E. 151 feet to an iron pin on the edge of Gap Creek; thence with the center of said creek as the line S. 30-15 W. 112 feet to an iron pin; thence across said branch S. 28-30 E. 300.4 feet to a nail in Gap Creek Road; thence with the center of said Road S. 30-50 W. 214 feet to a nail; thence S. 55-30 W. 145 feet to a nail; thence S. 64 W. 529 feet to a nail; thence continuing with the center of said Road S. 53-20 W. 73 feet to the beginning corner. Being the same property conveyed to Grantor by deed recorded December 22, 1969 in deed vol. 881 at page 406.

Grantee herein assumes and agrees to pay that certain mortgage given by the Grantor to Aiken Loan & Security Company (assigned to First Federal Savings & Loan Association of Waterbury) in the original amount of \$12,950.00, dated December 22, 1969 recorded in mort. vol. 1144 at page 555 of the RMC Office for Greenville County, on which there is a balance due of \$12,767.28.

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 herebefore 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 13

day of July 1971

SIGNED, sealed and delivered in the presence of:

James H. Roach (SEAL)

W. Wilkins (SEAL)

Denobia C. Hall (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(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 13 day of July 1971

W. Wilkins (SEAL)

Denobia C. Hall (SEAL)

Notary Public for South Carolina.
MY COMMISSION EXPIRES Nov 23, 1980

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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(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 13 day of July 1971

W. Wilkins (SEAL)

Brenda L. Roach

Notary Public for South Carolina.
MY COMMISSION EXPIRES Nov 23, 1980

RECORDED this 13th day of July 1971 at 11:49 A. M. No. #1165

355-670.1-1-1