

JUN 6 12 12 PM '75

30.00

16.50

TITLE TO REAL ESTATE--Prepared by Wilkins & Wilkins DONALD E. & SARA W. SHEALY, S. C. R.M.C.



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that WE, ROY W. SHEALY, JR. & SARA W. SHEALY

Vol 1019 Page 101

in consideration of FIFTEEN THOUSAND (\$15,000.00) ----- Dollars,
AND ASSUMPTION OF MORTGAGE

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto DONALD E. BALTZ, INC. its successors and assigns,

All that lot of land in the state of South Carolina, county of Greenville, being shown as Lot 258 on plat entitled "Del Norte, Section II" recorded in plat book 4N at pages 12-12 in the RMC Office for Greenville County and having according to said plat the following metes and bounds:

Beginning at an iron pin on the northwestern side of Ellesmere Drive at the joint front corner of lot 257 and running thence with the line of lot 257 N. 46-30 W. 127 feet to an iron pin; thence S. 43-30 W. 78.7 feet to an iron pin on the eastern side of Marchant Road; thence with the eastern side of Marchant Road S. 14-09 E. 125.2 feet to an iron pin at the corner of Ellesmere Drive and Marchant Road; thence with said corner S. 75-19 E. 24.1 feet to an iron pin on the northwestern side of Ellesmere Drive; thence with the northwestern side of Ellesmere Drive N. 43-30 E. 134.2 feet to the beginning corner.

This is the same lot conveyed to grantors by deed from Doyle H. Nicholson dated Feb 9, 1972 recorded Feb. 10, 1972 in deed vol. 936 page 54 of the RMC Office for Greenville County, S. C., and is conveyed subject to any applicable zoning ordinances, recorded restrictions, easements or rights of way or any shown on the plat or on the ground.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage held by First Federal Savings and Loan Association in the original amount of \$22,500 recorded October 11, 1971 in mortgage vol. 1209 page 442, on which there is a balance due of \$21,770.37



together with all and singular the rights, liberties, tenements 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 hereby bind the grantee(s) and the grantee'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 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 5 day of JUNE, 19 75
SIGNED, sealed and delivered in the presence of
Roy W. Shealy, Jr. (SEAL)
Sara W. Shealy (SEAL)
Donald E. Baltz, Inc. (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 5 day of JUNE 19 75
William C. Threlkeld (SEAL)
Notary Public for South Carolina
My commission expires 11/23/80

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 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 5 day of JUNE, 19 75
William C. Threlkeld (SEAL)
Notary Public for South Carolina
My commission expires 11/12/79

RECORDED this 6 day of JUN 6 1975 at 12:12 P.M. No. 23760

4328 RV-2