

Charles R. & Audrey W. Keener 113 Meadowbrook Drive, Mauldin, SC 29662

TITLE TO REAL ESTATE-Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

1983-107

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

in consideration of Thirteen thousand four hundred eighty four and 55/100 (\$13,484.55)--- 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 Charles R. Keener and Audrey W. Keener, their heirs and assigns

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 71 as shown on plat of Brookside, Section 3, which has been recorded in plat book 5P at page 11 in the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the northeast side of Meadowbrook Drive, the joint front corner of Lots 70 and 71; thence with the joint line of said lots N. 39-55 E. 160 feet to an iron pin in line of Lot No. 64; thence with the line of said lot N. 50-05 W. 105 feet to an iron pin joint rear corner of Lots 71 and 72; thence with the joint line of said lots S. 39-55 W. 160 feet to an iron pin on the northeast side of Meadowbrook Drive; thence with the northeast side of said drive S. 50-05 E. 105 feet to the point of beginning.

This is one of the lots conveyed to the grantor by Donald E. Baltz, Inc. recorded January 10, 1977 in deed volume 1049 at page 398 in the RMC Office for Greenville County, S. C., and is conveyed subject to any restrictions, reservations, zoning ordinances, easements or rights-of-way that may appear of record, on the recorded plat or on the premises.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage given by Donald E. Baltz, Inc. to First Federal Savings and Loan Association in the original amount of \$36,800.00 recorded May 21, 1976 in mortgage volume 1368 at page 372 in the RMC Office for Greenville County on which there is a present balance due of approximately \$36,465.45.

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(s) 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 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 25th day of July, 1978.  
SIGNED, sealed and delivered in the presence of Donald E. Baltz (SEAL)  
M. Wilkins (SEAL)  
Jeri & Palmer (SEAL)

DOCUMENTARY TAX \$27.00

STATE OF SOUTH CAROLINA }  
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 written deed and that s/he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 25th day of July, 1978.  
M. Wilkins (SEAL)  
Jeri & Palmer (SEAL)  
Notary Public for South Carolina  
My commission expires \_\_\_\_\_

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 grantor(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 25th day of July, 1978.  
M. Wilkins (SEAL)  
Notary Public for South Carolina  
My commission expires \_\_\_\_\_

RECORDED this JUL 25 1978 at 3:20 P.M.

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