

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR '81
WILKINS & WILKINS

114 42

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

in consideration of Fourteen Thousand eight hundred (\$14,800.00) ----- 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 RICHARD A. KOWALSKI and LUDMILA KOWALSKI, their heirs and assigns:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 100 shown on a plat of the subdivision of BROOKSIDE, SECTION IV, recorded in the RMC Office for Greenville County in plat book 7-C page 31.

15 (799) A16-2-1-371

This is one of the lots conveyed to grantor by Donald E. Baltz by deed dated 3/18/80 recorded 3/18/80 in deed book 1122 page 283 of the RMC Office for Greenville County, S.C., and is conveyed subject to any restrictions, reservations, zoning ordinances, rights of way or easements that may appear of record, on the recorded plat or on the premises.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain mortgage given by grantor to Fidelity Federal Savings and Loan Association (now American Federal Savings and Loan Association) in the original amount of \$75,150.00 dated 10/23/80 recorded 10/23/80 in mortgage vol. 1521 page 822 of the RMC Office for Greenville County, S. C., on which there is a balance due of \$75,150.00.

Grantees' address:
107 Ashleybrook Court
Mauldin, S. C. 29662

GREENVILLE COUNTY
SOUTH CAROLINA
PROPERTY TAX
16.50

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 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 9 day of APRIL, 19 81

SIGNED, sealed and delivered in the presence of DONALD E. BALTZ, INC. (SEAL)

W. Wilkins BY: *Donald E. Baltz* (SEAL)
Denobia C. Hall president 7 (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 9 day of APRIL, 19 81

W. Wilkins (SEAL) *Denobia C. Hall*
Notary Public for South Carolina
My commission expires: 3-25-79

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTOR, A CORPORATION
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

day of 19

(SEAL)
Notary Public for South Carolina
My commission expires:

RECORDED APR 10 1981 day of 19 at 2:30 P. M. No. 25535

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