

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

VOL 1212 PAGE 812

KNOW ALL MEN BY THESE PRESENTS, that we, Gerald B. Balser and N. Lorraine Balser

in consideration of Thirty-Five Thousand and No/100-----(\$35,000.00)-----Dollars,

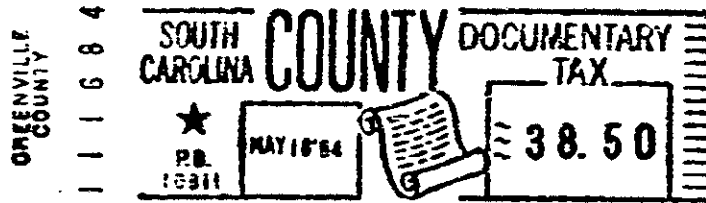
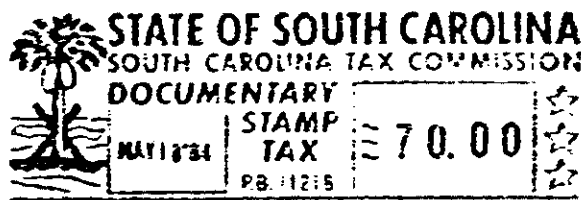
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Roy C. Riggs, Sr. and Elaine P. Riggs, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Cleveland Township, on the southern side of S. C. Highway No. 276 (Geer Highway) and being more specifically shown and delineated on a plat of Property of Gerald B. Balser and N. Lorraine Balser, dated July 20, 1979 prepared by Carolina Surveying Company recorded in the RMC Office for Greenville County in Plat Book 7-J at Page 88 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record. 7-399-514.6-1-41

THIS is the same property as that conveyed to the Grantors herein by deed of Gertrude C. Dunn, n/k/a Gertrude D. Johnson recorded in the RMC Office for Greenville County in Deed Book 1107 at Page 580 on July 24, 1979.

THE mailing address of the Grantees herein is Route 1, Marietta, South Carolina 29661.



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 17th day of May, 19 84.

SIGNED, sealed and delivered in the presence of:

[Signatures of witnesses]

Gerald B. Balser (SEAL)
Gerald B. Balser
N. Lorraine Balser (SEAL)
N. Lorraine Balser

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 17th day of May, 19 84.

Ronald D. Durbin (SEAL) Myrle C. Capps
Notary Public for South Carolina
My commission expires 1/15/85.

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

17th day of May 19 84.
Ronald D. Durbin (SEAL)
Notary Public for South Carolina
My commission expires 1/15/85.

N. Lorraine Balser
N. Lorraine Balser

RECORDED this day of MAY 18 1984 at 10:32 A/ M., No. 36314