

TITLE TO REAL ESTATE—Offices of W. W. WILKINS, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

MAR 2 12 41 PM 1959



Know All Men by These Presents:

That I, DONALD E. BALTZ in the State aforesaid, in consideration of the sum of Thirty-Three Hundred (\$3300.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

BEN O. MERRITT AND JEAN M. MERRITT,

All that certain piece, parcel or lot of land, situate, lying and being in the state of South Carolina, county of Greenville, and in Butler Township, being known and designated as Lot No. 25 as shown on a plat of property of Morningside, as made by Dalton & Neves, Engineers, in December 1952, which plat is of record in the RMC Office for said County and State in Plat Book "EE" at pages 2 and 3, reference to which plat is hereby made, said lot of land being described by metes and bounds, as follows, to-wit:

Beginning at an iron pin on the northeastern side of Richbourg Road at the joint front corner of Lots Nos. 24 and 25, as shown on said plat, and running thence N. 43-28 E. 197.6 feet to an iron pin; thence S. 47-38 E. 125 feet to an iron pin at the corner of Lot 26; thence S. 43-16 W. along the dividing line between Lots Nos. 25 and 26, 199.7 feet to an iron pin on the northeastern side of Richbourg Road; thence along the northeastern side of Richbourg Road N. 46-30 W. 105.4 feet to an iron pin; thence continuing along the said northeastern side of Richbourg Road N. 47-24 W. 20.5 feet to the place of beginning.

This property is subject to restrictions recorded in Deed Book 470 at page 369, and is subject to the following additional restrictions: "All tanks, barrels and containers for fuel oil shall be placed below the surface of the ground or concealed."

This is the same property conveyed to grantor by Mary H. Jackson by deed recorded in book 614 page 289 of the RMC Office for Greenville County.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 28 day of February in the year of our Lord One Thousand Nine Hundred and fifty-nine.

Signed, Sealed and Delivered in the Presence of

Donald E. Baltz (Seal)

W.W. Wilkins (Signature)



State of South Carolina, Greenville County

Personally appeared before me Genobia Cox

and made oath that she saw the within named grantor(s) Donald E. Baltz sign, seal and as his act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 28 day of February, A. D. 19 59

W.W. Wilkins (Seal) Notary Public for South Carolina

Genobia Cox (Signature)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, W. W. Wilkins

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ethel Chloe Baltz wife of the within named Donald E. Baltz did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Ben O. Merritt and Jean M. Merritt, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 28 day of February, A. D. 19 59

W.W. Wilkins (Seal) Notary Public for South Carolina

Ethel Chloe Baltz (Signature)

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 2nd day of March 19 59, at 12:41 P.M., No. 22377

277.1-1-4