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TITLE TO REAL ESTATE PREPARED BY W. W. EARNSWORTH AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

R. M. C.

COUNTY OF GREENVILLE

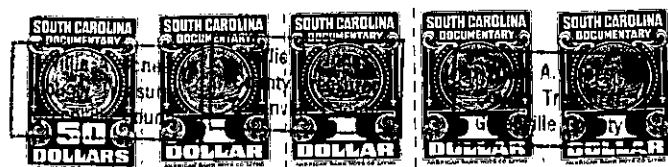
KNOW ALL MEN BY THESE PRESENTS, that DONALD E. BALTZ, INC.

in consideration of Twenty-six Thousand Seven Hundred (\$26,700.00) 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 RONALD L. FRANKLIN & DOROTHY R. FRANKLIN, their heirs and assigns,

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the north side of White Drive, known and designated as Lot No. 60, as shown on a plat of the subdivision of Sunset Heights, Section 2, recorded in the RMC Office for Greenville County in plat book RR page 85.

This is one of the lots conveyed to grantor by Donald E. Baltz by deed recorded August 16, 1963 in deed book 730 page 182 of the RMC Office for Greenville County, S. C. and is conveyed subject to restrictions applicable to said subdivision recorded in deed vol. 666 page 71, and to any recorded easements or rights of way and those shown on said plat.



County Stamps Paid \$29.70 See Act No.380 Section 1

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 assigns, against the grantor(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 21 day of August 1969. SIGNED, sealed and delivered in the presence of: DONALD E. BALTZ, INC. (SEAL) by: Donald E. Baltz (SEAL) President (SEAL) David H. Wilkins (SEAL)

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

SWORN to before me this 21 day of August 19 69. Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 1, 19 71. David H. Wilkins (SEAL)

STATE OF SOUTH CAROLINA } GRANTOR, A CORPORATION COUNTY OF GREENVILLE } RENUCIATION 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 19 day of (SEAL)

Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 1, 19 RECORDED this 22nd day of August 19 69, at 10:53 A. M., No. #4549

-799- MB.1-1-96