

State of South Carolina

FILED GREENVILLE CO. S. C.

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COUNTY OF GREENVILLE

AUG 24 2 34 PM '70

Know All Men by These Presents:

That Balentine Brothers Builders, Inc. FARNSWORTH R. M. C.

in consideration of the sum of Twenty-Four Thousand Nine Hundred and No/100 (\$24,900.00) in the State aforesaid, and assumption of mortgage, 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 grantee(s)

LeROY J. WATKINS AND JOSEPHINE M. WATKINS, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the north-easterly side of Red Fox Trail, and being designated as Lot No. 72, on plat of Section 1, Foxcroft, as recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 F", at Pages 2, 3, and 4, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeasterly side of Red Fox Trail said pin being the joint front corner of Lots Nos. 71 and 72, and running thence with the common line of said lots, N. 42-59 E. 188 feet to an iron pin at the edge of lake; thence with the edge of lake the traverse line being S. 34-01 E. 133.4 feet to an iron pin, joint rear corner of Lots Nos. 72 and 73; thence with the common line of said lots S. 42-59 W. 158 feet to an iron pin on the northeasterly side of Red Fox Trail; thence with the northeasterly side of Red Fox Trail, N. 47-01 W. 130 feet to an iron pin, the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground.

DERIVATION: Deed Book 893, at Page 197.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from grantor to Fidelity Federal Savings and Loan Association, Greenville, S. C., said mortgage being in the original amount of \$34,000.00, dated 30 June 1970, recorded 30 June 1970, RMC Office for Greenville County, S. C., in Mortgage Book 1159, at Page 301, upon which there is a present balance due of \$25,000.00.

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 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, 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, or Successors 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(s) and seal(s) this 21st day of August, 1970

BALENTINE BROTHERS BUILDERS, INC. (Seal)

BY: W.C. Balentine (Seal) President (Seal)



Greenville County (Seal) Stamp \$ 27.50 Act No. 380 S.

Signed, Sealed and Delivered in the Presence of

Barbara L. Payne (Signature)

State of South Carolina

COUNTY OF GREENVILLE :

Personally appeared before me 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 21st day of August, A. D., 1970

Notary Public for South Carolina Commission Expires October 20, 1979 (Seal)

Barbara L. Payne (Signature)

State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR-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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 day of A. D., 1970

Notary Public for South Carolina (Seal)

Cancelled documentary stamps attached: S. C. \$ U. S. \$ 2:34 P.M. Recorded this 24th day of August 1970 at M., No. #4474

-200-540.7-1-72