

TITLE TO REAL ESTATE—PREPARED BY W. W. WILKINS, ATTORNEY AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

SEP 11 10 04 AM '70

OLLIE FARNSWORTH R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, W. W. Wilkins

in consideration of Twenty-eight Hundred (\$2800.00) 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 Donald E. Baltz, his heirs and assigns,

All that piece, parcel or lot of land in Austin Township, Greenville County, state of South Carolina, in the town of Mauldin, S. C., being known and designated as Lot No. 20 on Map No. 2 of Sunset Heights made by C. O. Riddle, September 17, 1953 and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the north side of Sunset Drive, the joint corner of Lots Nos. 19 & 20; thence with the joint line of said lots N. 27-25 W. 200 feet to an iron pin; thence N. 62-35 E. 100 feet to an iron pin corner of Lot No. 21; thence with the line of said lot S. 27-25 E. 200 feet to an iron pin on the north side of Sunset Drive; thence with the north side of said Drive S. 62-35 W. 100 feet to the beginning corner.

This is the same lot conveyed to grantor by George Edward Chappell by deed recorded December 17, 1969 in deed vol. 881 page 229 of the RMC Office for Greenville County, S. C. and is conveyed subject to building restrictions applicable to said lot recorded deed vol. 819 page 320 and to any recorded easements or rights of way or those shown on the ground.



3.30

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 27 day of August 19 70 SIGNED, sealed and delivered in the presence of: [Signature] (SEAL)

[Signature: Palmer Cozell] (SEAL) [Signature: Dinah C. Hall] (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27 day of August 19 70 [Signature: Dinah C. Hall] (SEAL) [Signature: Palmer Cozell] (SEAL) Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 1, 19...

STATE OF SOUTH CAROLINA 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 27 day of August 19 70 [Signature: Evelyn H. Wilkins] (SEAL) [Signature: Dinah C. Hall] (SEAL)

Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 1, 19... RECORDED this 11th day of September 19 70, at 10:24 A. M., No. #6063

799-118.1-1-33