

State of South Carolina OLLIE FARNSWORTH R.H.C.

Know All Men by These Presents:

COUNTY OF GREENVILLE

That Balentine Brothers Builders, Inc.

in the State aforesaid, in consideration of the sum of Six Thousand One Hundred Fifty and No/100 (\$6,150.00)----- DOLLARS, and assumption of mortgage,

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)

LAWRENCE J. ELBERFELD AND MATILDA S. ELBERFELD, 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 southerly side of Broadford Road, being shown and designated as Lot No. 156, on plat of Del Norte Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book "WWW", at Pages 32 and 33, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the southerly side of Broadford Road, joint front corner of Lots Nos. 156 and 157, and running thence with the joint lines of said lots, S. 48-24 E. 140.1 feet to a point; running thence N. 45-45 E. 95 feet to a point at joint rear corner of Lots Nos. 155 and 156; running thence with the joint lines of said lots, N. 48-24 W. 144.5 feet to an iron pin on the southerly side of Broadford Road; running thence with the southerly side of Broadford Road, S. 43-17 W. 95 feet to 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.

Taxes have been prorated, and grantees are to pay the 1970 taxes. DERIVATION: Deed Book 889, at Page 299.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from the grantor to Fidelity Federal Savings and Loan Association, Greenville, S. C., said mortgage being in the original amount of \$21,750.00, dated 6 May 1970, recorded 6 May 1970, RMC Office for Greenville County, S. C., in Mortgage Book 1154, at Page 292, upon which there is a present balance due of \$21,750.00.

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 September, 1970

BALENTINE BROTHERS BUILDERS, INC. (Seal)

Signed, Sealed and Delivered in the Presence of

BY: WC Balentine (Seal) President

Notary Public for South Carolina Barbara D. Payne



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 September, A. D., 1970

Notary Public for South Carolina Barbara D. Payne Commission Expires October 20, 1979

Notary Public for South Carolina Marion Zeldrudel

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 1 day of _____, A. D., 19____

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____ 12:13 P.M. Recorded this 5 day of October, 1970 at _____ M., No. 8121

201-538.5-1-114