

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 18 9 28 AM '71

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Carolina Land Co., Inc., same as The Carolina Land Company A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Three Thousand Two Hundred Fifty and No/100-----(\$3,250.00)-----Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Donald E. Baltz, Inc., its successors and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in Mauldin, Greenville County, South Carolina, being known and designated as Lot 41 on a plat of "Addition to Knollwood Heights", dated June 2, 1966, prepared by Piedmont Engineers and Architects, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book PPP at Page 6, and having, according to said plat, the following metes and bounds, to wit:

Beginning at a point on the Northeastern edge of Braddock Drive at the joint front corner of Lots 41 and 42 and running thence along a line of Lot 42 N. 72-50 E. 165 feet to a point; thence along a line of Lot 46 N. 17-10 W. 110 feet to a point; thence along a line of Lot 40 S. 72-50 W. 165 feet to a point on the Northeastern edge of Braddock Drive; thence along the Northeastern edge of Braddock Drive S. 17-10 E. 110 feet to the beginning corner, and being a portion of the property conveyed by Mary D. Locke, et al to the Carolina Land Company by deed dated April 6, 1966, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 795 at Page 461.

This conveyance is subject to existing easements, restrictions and rights-of way upon or affecting said property.

The grantee is to pay the 1971 taxes.



385
3-D St.

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 does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 11th day of January 1971

SIGNED, sealed and delivered in the presence of:

E. Randolph Stone
Jean F. Bruce

Carolina Land Co., Inc. same as (SEAL)
The Carolina Land Company
A Corporation
By: William M. Farnsworth
President
Secretary

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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 11th day of January 19 71

E. Randolph Stone (SEAL)

Jean F. Bruce

Notary Public for South Carolina.
My commission expires January 4, 1981

RECORDED this 18th day of January 19 71 at 9:28 A. M. No. #16485

199-115-661