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OLLIE FARNSWORTH

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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

in consideration of Thirty-four Thousand (\$34,000.00) -----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 Clifford N. Wallace, Jr. and Hilda R. Wallace, their heirs and assigns,

All that piece, parcel or lot of land situate, lying and being in Mauldin, Greenville County, South Carolina, known and designated as Lot 21 on a plat of "Addition to Knollwood Heights, Section 3", dated October 25, 1967, 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 southeastern edge of Edgewood Drive at the joint front corner of Lots 21 and 22, and running thence along a line of Lot 22, S. 47-27 E. 164.55 feet to a point; thence N. 60-56 E. 37.25 feet to a point; thence along a line of Lot 49, N. 24-21 E. 84.0 feet to a point; thence along a line of Lot 20 N. 47-27 W. 150.0 feet to a point on the southeastern edge of Edgewood Drive; thence along the southeastern edge of said Drive S. 42-33 W. 115.0 feet to the beginning corner.

This is the same property conveyed to grantor by Carolina Land Co., Inc. by deed recorded August 3, 1970 in vol. 895 page 261 of the RMC Office for Greenville County, S. C., and is conveyed subject to existing easements, restrictions, and rights of way upon or affecting this property.



37.40

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 30 day of March 1971. SIGNED, sealed and delivered in the presence of: DONALD E. BALTZ, INC. (SEAL) By: Donald E. Baltz (SEAL) President (SEAL) W.W. Wilkins (SEAL) Genobia 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 believe the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30 day of March 19 71. W.W. Wilkins (SEAL) Genobia C. Hall (SEAL) Notary Public for South Carolina. MY COMMISSION EXPIRES NOVEMBER 23, 1980

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

GRANTOR, A CORPORATION 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 30 day of March 19 71. (SEAL)

Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 1, 1979. RECORDED this 30th day of March 19 71 at 12:28 P. M. No. #22554

1799-1183-1-61