

FILED
GREENVILLE CO. S. C.

VOL 920 PAGE 255

TITLE TO REAL ESTATE—PREPARED BY WOLKINS AND WILKINS, ATTORNEYS AT LAW, GREENVILLE, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 14 3 40 PM '71
LILLIE FARNSWORTH
R. M. C.

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

in consideration of Forty Thousand and no/100ths (\$40,000.00) ----- 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 JAMES R. MATTHEWS & LORRAINE N. MATTHEWS,
their heirs and assigns,

All that piece, parcel or lot of land situate, lying and being in Mauldin, Greenville County, South Carolina, being known and designated as Lot 42 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 41 N. 72-50 E. 165 feet to a point; thence along a line of Lot 45 S. 17-10 E. 110 feet to a point; thence along a line of Lot 43 S. 72-50 W. 160 feet to a point on the northeastern edge of Braddock Drive; thence along the Northeastern edge of Braddock Drive N. 17-10 W. 110 feet to the beginning corner.

This is the same lot of land conveyed to Grantor by Carolina Land Co., Inc. same as The Carolina Land Company by deed recorded March 1, 1971 in deed vol. 909 at page 505 in the RMC Office for Greenville County, S. C.

This conveyance is made subject to restrictions recorded February 1, 1967 in vol. 812 at page 592, and to any recorded easements or rights of way or those shown on the premises.



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44.00

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 14th day of July 1971 .

SIGNED, sealed and delivered in the presence of: DONALD E. BALTZ, INC. (SEAL)

W. W. Wilkins By: Donald E. Baltz Pres. (SEAL)

Benobia 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 14th day of July 1971
W. W. Wilkins (SEAL) Benobia C. Hall

Notary Public for South Carolina.
MY COMMISSION EXPIRES NOV. 23, 1980

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUCIATION OF DOWER GRANTOR, A CORPORATION

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 _____ day of _____ 19 _____ (SEAL)

Notary Public for South Carolina.
MY COMMISSION EXPIRES _____
RECORDED this 14 day of July 19 71 at 3:48 P. M., No. 1412

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