

(NTC)

FILED GREENVILLE CO. S. C.

State of South Carolina

MAY 10 2 55 PM '72 (known) All Men by These Presents:

COUNTY OF GREENVILLE

OLLIE FARNSWORTH R. M. C.

That Balentine Brothers Builders, Inc.

in the State aforesaid, DOLLARS,

in consideration of the sum of Nine Hundred and No/100 (\$900.00) 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)

WALTER E. IRVIN AND HATTIE J. IRVIN, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, in the Town of Simpsonville, on the easterly side of Abbotsford Drive, being shown and designated as Lot No. 32, on plat of Section 1, Bellingham, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 N", at Page 22, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of Abbotsford Drive, joint front corner of Lots Nos. 31 and 32, and running thence with the joint lines of said lots, S. 82-48 E. 150 feet to an iron pin; running thence S. 7-12 W. 80 feet to an iron pin, joint rear corner of Lots Nos. 32 and 33; running thence with the joint lines of said lots, N. 82-48 W. 150 feet to an iron pin on the easterly side of Abbotsford Drive; thence with the easterly side of Abbotsford Drive, N. 7-12 E. 80 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, along with tap fees, set back lines, and zoning regulations.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from the grantor to First Federal Savings and Loan Association of Greenville, South Carolina, said mortgage being in the original amount of \$17,100.00, dated 26 January 1972, recorded 26 January 1972, RMC Office for Greenville County, S. C., in Mortgage Book 1220, at Page 356, upon which there is a present balance due of \$17,100.00.

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 and Assigns 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 10th day of May, 1972

BALENTINE BROTHERS BUILDERS, INC. (Seal)

Signed, Sealed, and Delivered in the Presence of

BY: David W. Balentine (Seal) Vice President (Seal)

Barbara D. Payne (Signature)



Greenville Co. (Seal) Paid \$ 1.10 Act No. 300 Sec. 1

State of South Carolina

COUNTY OF GREENVILLE

(s)he saw the within named by its duly authorized officer Personally appeared before me the undersigned witness and made oath that with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 10th day of May, A. D., 1972

Notary Public for South Carolina Commission Expires October 20, 1979

Barbara D. Payne (Signature)

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 without any compulsion, dread or fear of any person or persons, 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 day of A. D., 1972

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 10th day of May, 1972, at 2:55 P. M., No. 30516 300.1

899-300.1-1-32