

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 112 ANGLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

COUNTY OF GREENVILLE

That Balentine Brothers Builders, Inc.

FILED GREENVILLE CO. S. C.

JUL 17 11 22 AM '72 ELIZABETH RIDDLE R.M.C.

All Men by These Presents:

in the State aforesaid, in consideration of the sum of Six Thousand and No/100 (\$6,000.00)----- 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)

RALPH G. GREEN, JR. AND GAYLE N. GREEN, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 27, on plat of Pilgrims Point, recorded in the RMC Office for Greenville County, S. C., in Plat Book "WWW", at Page 35, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Hudson Road, joint front corner of Lots Nos. 27 and 28, and running thence with the joint line of said lots, N. 16-48 W. 174.4 feet to an iron pin; running thence with the line of Lot No. 33, N. 73-51 E. 170 feet to an iron pin on the westerly side of Westchester Road; running thence with the westerly side of Westchester Road, S. 2-49 E. 79.9 feet to a point; thence continuing with said Road S. 11-50 E. 61.5 feet to a point; running thence S. 28-42 W. 38 feet to a point on the northerly side of Hudson Road; running thence with the northerly side of Hudson Road S. 69-14 W. 67 feet to a point; thence continuing with the northerly side of Hudson Road, S. 70-28 W. 53 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, and is particularly subject to a sewer right-of-way as shown on recorded plat.

DERIVATION: Deed Book 868, at Page 411. Grantees are to pay the 1972 taxes.

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 \$31,800.00, dated 23 May 1969, recorded 23 May 1969, RMC Office for Greenville County, S. C., in Mortgage Book 1126, at Page 393, upon which there is a present balance due of \$29,774.45.

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') ~~XXXXXX~~ 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 17th day of July, 19 72

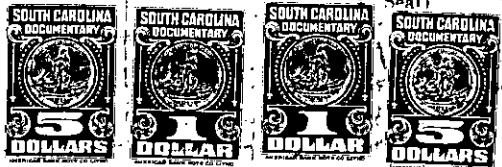
BALENTINE BROTHERS BUILDERS, INC. (Seal)

BY: *W.C. Balentine* (Seal) President

Signed, Sealed and Delivered in the Presence of

*Barbara J. Payne*

Greenville County Stamps Paid \$ 6.60 Act No. 380 Sec. 1



State of South Carolina

COUNTY OF GREENVILLE

by its duly authorized officer, 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 17th day of July, A. D., 19 72

*Barbara J. Payne* (Seal) Notary Public for South Carolina Commission Expires October 20, 1979

*Barbara J. Payne*

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 \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19 \_\_\_\_\_ (Seal)

Notary Public for South Carolina

Cancelled documentary stamps: S. C. \$ \_\_\_\_\_ U. S. \$ \_\_\_\_\_

Recorded this 17th day of July, 19 72, at 11:22 A.M., No. 1374

200-543.8-1-26