

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MAY 21 10 30 AM '74
CLERK OF COURTS
GREENVILLE

Greenville County
Stamps
Paid \$ 5.50
Act No. 390 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that James C. Ballard, Jr.

in consideration of Four Thousand Three Hundred Seventeen and 43/100 (\$4,713.43) Dollars
and assumption of mortgage indebtedness set forth below.
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Luis Mario Plaza and Amalia D. Plaza, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 143, Botany Woods, Sector III, according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book RR, page 37, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Brittany Drive at the joint front corner of Lots Nos. 143 and 142, and running thence with the line of Lot No. 142, N. 77-40 E. 190 feet to an iron pin; running thence N. 16-22 W. 147 feet to an iron pin, running thence S. 69-40 W. 190 feet to an iron pin on the eastern side of Brittany Drive; thence with the eastern side of Brittany Drive, S. 16-20 E. 120 feet to the point of beginning.

The above described property is the same conveyed to James C. Ballard, Jr. by deed of James G. Schmidt, et al recorded in Deed Book 981, page 171, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage covering the above described property given by the Grantor to Cameron Brown Company in the original sum of \$54,500.00 dated October 1, 1973 recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1287, page 91 which has a present balance due in the sum of \$54,182.57.

As a part of the consideration for this deed, the Grantor does hereby set-over and assign unto the Grantees all his right, title and interest in and to the escrow deposits in the sum of \$424.30 maintained by the above named mortgagee for payment of taxes and insurance on the above described property.

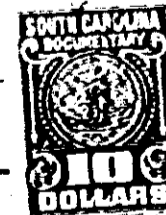
Grantees assume and agree to pay Greenville County property taxes for the tax year 1974 and subsequent years.

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) and 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 20 day of May 19 74
Signed, sealed and delivered in the presence of:
Dandra J. Clary (SEAL)
James C. Ballard, Jr. (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20 day of May 19 74
Dandra J. Clary (SEAL)
Notary Public for South Carolina
My commission expires: 1/12/81
J. H. [Signature]



STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 20 day of May 19 74
Dandra J. Clary (SEAL)
Notary Public for South Carolina
My commission expires: 1/12/81
RECORDED this day of MAY 21 1974 M. No. 29469
[Signature]

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