

FILED  
GREENVILLE, S.C.  
AUG 23 11 00 AM '74  
DONNIE S. TANNER-SLEY  
R.M.C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Karl Emerson (formerly Khosrow Emtiaz),

in consideration of Six Thousand (\$6,000.00) Dollars, and assumption of the ~~DEBENTURE~~ mortgage recited hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Ethel Chloe Baltz, her heirs and assigns, forever:

ALL that piece, parcel or lot of land located in the City of Greenville County of Greenville, State of South Carolina, on the southerly side of Buist Avenue and being known as the western portion of Lot No. 6, as shown on plat of Buist Circle, recorded in the RMC Office for Greenville County in Plat Book C at Page 10, and having, according to a more recent plat of the property of Khosrow Emtiaz, prepared by Dalton & Neves, Engineers, dated May 24, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Buist Avenue, which iron pin is the joint front corner of lots numbers 5 and 6, and running along the joint line of said lots, S. 9-45 W. 150 feet to an iron pin; thence S. 80-15 E. 50 feet to an iron pin; thence N. 9-45 E. 150 feet to an iron pin on the southerly line of Buist Avenue; thence along the southerly side of Buist Avenue N. 80-15 W. 50 feet to an iron pin, the point of beginning.

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plats or on the premises.

THE Grantee herein agrees to pay the balance due on that certain mortgage given by Khosrow Emtiaz to Thomas & Hill, Inc., dated May 26, 1972 in the original principal amount of \$17,400.00, and recorded in the RMC Office for Greenville County in REM Book 1235, Page 58, and with a principal balance in the amount of \$ 16,997.57, dated August 22, 1974.

THIS is the same property conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 944, Page 509.

KARL Emerson was formerly Khosrow Emtiaz, and his name was changed as indicated by the records of the Clerk of Court for Greenville County in Judgment Roll L6504.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 22nd day of August 19 74.

SIGNED, sealed and delivered in the presence of:

*James H Lee* (SEAL)  
*Charles E Howard* (SEAL)  
*Karl Emerson* (SEAL)  
formerly Khosrow Emtiaz (SEAL)  
Greenville County (SEAL)  
660 (SEAL)  
Sec. 1

STATE OF SOUTH CAROLINA }  
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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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 22nd day of August 19 74.

*Charles E Howard* (SEAL)  
Notary Public for South Carolina  
My commission expires: April 15, 1981  
*James H Lee*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
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) 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, 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 22nd day of August 19 74.  
*Charles E Howard* (SEAL)  
Notary Public for South Carolina.  
My commission expires: 4/15/81

RECORDED this \_\_\_\_\_ day of AUG 23 1974 19 \_\_\_\_\_ at 11:00 A. M., No. 5237

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