

TITLE TO REAL ESTATE BY A CORPORATION - Prepared by Riley and Riley, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.
23 12 1974
DONALD S. FARMERLEY
S.H.C.

1007 101
Greenville County
Paid \$ 39.60
Act No. 380 Sec. 1

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Donald E. Baltz Foundation
an eleemosynary
X Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of Thirty-Six Thousand and
No/100 (\$36,000.00)-----Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto Thomas M. Hughes and Patricia C. Hughes, their heirs and assigns,
forever:

ALL that piece, parcel or tract of land situate, lying and being in Greenville
County, S. C., containing 40.23 acres, more or less, and having, according to
a plat of the property of Homer Styles and Alvin F. Batson, prepared by Terry
T. Dill, October, 1960, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Blue Ridge Road at the joint front corner
of the property herein conveyed and a 6.07 acre tract owned now or formerly by
D. O. Ragan and running thence with the common line of said tracts, N. 3-45 E.,
712 feet to an iron pin; thence N. 86-00 E., 241 feet to a stone; thence N.
0-30 W., 112 feet to a point in the center of the south fork of Enoree River;
thence with the center of said river, the traverse of which is N. 62-30 W., 264
feet to a point; thence N. 68-00 E., 396 feet to a stone; thence N. 45-45 E.,
511.5 feet to an iron pin; thence N. 78-00 E., 990 feet to an iron pin; thence
S. 77-0 E., 110 feet to a point in the center of south fork of Enoree River;
thence with the center of said river, the traverse of which is N. 79-45 E.,
700 feet, more or less, to a point in the center of Shelton Road; thence with
the center of said road, S. 12-05 E., 255.4 feet to a point; thence S. 75-00
W., 958 feet to an iron pin; thence S. 49-00 W., 597 feet to an iron pin;
thence S. 56-30 W., 509 feet to an iron pin; thence S. 14-30 W., 920 feet to a
point in Blue Ridge Road; thence with said road, the following courses and
distances: N. 58-20 W., 300 feet; N. 65-45 W., 200 feet and N. 75-40 W.,
135.6 feet, more or less, to the point of beginning.

This conveyance is made subject to any restrictive covenants, building set-back
lines, rights-of-way and easements which may affect the above described prop-
erty.

This property is the same property deeded to the grantor herein by deed of
Chill-Ripe Fruit, Inc. recorded in the R.M.C. Office for Greenville County,
South Carolina in Deed Book 942, Page 362.

This deed is executed pursuant to the authority granted by a resolution unani-
mously passed by the Board of Directors of Donald E. Baltz Foundation at a
duly called special meeting held on September 19, 1974. Donald E. Baltz
Foundation is an eleemosynary corporation whose charter was filed with the
Secretary of State for South Carolina on September 19, 1955. Article II of the
By-Laws provides for the Chairman of the Board of Directors or the Secretary of
the Board of Directors to execute deeds for the Foundation.

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)' heirs or
successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular
said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to
claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 20th day of September 1974.

SIGNED, sealed and delivered in the presence of:

Donald E. Baltz Foundation (SEAL)
an eleemosynary corporation

By Donald E. Baltz
Chairman of the Board

Edith Alice Baltz
Secretary

Susan Z. Madden

R. W. Riley

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }



Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as its 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 20th day of September 1974

R. W. Riley (SEAL)

Susan Z. Madden

Notary Public for South Carolina.
My commission expires: 8-12-80

RECORDED this day of SEP 23 1974 at 12:15 P. M., No. 7833

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