

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

Vol 1044 p. 204

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILLED
GREENVILLE S.C.
ST 7 2 45 PM '76
JAMES TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that DONALD E. BALTZ, INC.

in consideration of Eight Thousand Twenty-three and 03/100 (\$8,023.03) ----- Dollars,
and assumption of mortgage

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto CHARLES F. EATON and MARYLYN D. EATON, their heirs and assigns:

All that lot of land in the State of South Carolina, County of Greenville, City of Mauldin, being known and designated as Lot No. 40 on plat of Section II, Brookside, as shown on plat recorded in plat book 5 D page 24 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Stoneybrook Trail, joint front corner of Lots 39 & 40; thence with the joint line of said lots S. 4-00 E. 160 feet to an iron pin in rear line of Lot No. 29; thence with the line of said lot and lot 28, S. 78-12 W. 111 feet to an iron pin joint rear corner of Lots 40 & 41; thence with the joint line of said lots N. 4-00 W. 175.1 feet to an iron pin on the south side of Stoneybrook Trail; thence with the south side of said street N. 86-00 E. 110 feet to the point of beginning.

This is one of the lots conveyed to grantor by Donald E. Baltz by deed dated Jan. 2, 1975 recorded Jan 2, 1975 in deed vol. 1012 page 570 of the RMC Office for Greenville County, S. C., and is conveyed subject to recorded restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

- 799 - 116.1 - 1 - 53

As a part of the consideration for this conveyance the grantees herein assume and agree to pay that certain mortgage given by grantor to First Federal Savings & Loan Association in the original amount of \$40,000 recorded 9/19/75 in mortgage vol. 1349 page 168 of the RMC Office for Greenville County, S. C. on which there is a balance due of \$39,976.97.

Charles F. & Marylyn D. Eaton
113 Stoneybrook Trail
Mauldin, S. C. 29662



17
Greenville County
935
0.390 Sec

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 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 7 day of October, 19 76.

SIGNED, sealed and delivered in the presence of DONALD E. BALTZ, INC. (SEAL)

W. W. Wilkins
Charles F. Eaton
BY: *Donald E. Baltz* (SEAL)
president (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 7 day of October, 19 76

W. W. Wilkins (SEAL) *Charles F. Eaton*
Notary Public for South Carolina
My commission expires: 11-23-80

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTOR, A 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) 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 grantor(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
day of 19

(SEAL)
Notary Public for South Carolina.
My commission expires: _____

RECORDED this day of OCT 7 1976 at _____ M. No. 9623

0204

4328 RV-2