

TITLE TO REAL ESTATE-Prepared by **WILKINS & WILKINS**, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

vol 1053 p 815

KNOW ALL MEN BY THESE PRESENTS, that **WE, CLIFTON CECIL JOHNSON & LYNN W. JOHNSON**

in consideration of **Twelve Thousand Eight Hundred (\$12,800.00)** and assumption of **Dollars,**
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 **DONALD E. BALTZ, INC.,** its successors and assigns:

All that piece, parcel or lot of land situate, lying and being in the town of Mauldin,
county of Greenville, state of South Carolina, on the northwestern side of Montclair Road,
and being known and designated as Lot No. 147 on plat of Montclair, Section III, recorded
in the RMC Office for Greenville County in plat book **MM** page 57, and having according
to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Montclair Road, joint front
corner of Lots 147 & 148, and running thence with the common line of said lots N. 44-27 W.
214.4 feet to an iron pin; thence N. 37-06 E. 90.8 feet to an iron pin joint rear corner
lots 146 & 147; thence with the common line of said lots S. 60-42 E. 193.5 feet to an
iron pin on the southwestern side of Montclair Road; thence along said road S. 29-18 W.
150 feet to an iron pin the point of beginning.

This is the same lot conveyed to grantors by Classics Homes, Inc. by deed dated
April 24, 1970 recorded April 27, 1970 in deed vol. 888 page 576 of the RMC Office for
Greenville County, S. C. and is conveyed subject to recorded restrictions, easements or
rights of way or those shown on the plat or on the ground.

AS A PART OF THE CONSIDERATION for this conveyance, the grantee herein assumes
and agrees to pay that certain mortgage given by grantors to Cameron-Brown Company in
the original amount of \$23,400 dated April 24, 1970 recorded April 27, 1970, on which
there is a balance due of \$21,047.10.

DONALD E. BALTZ, INC.
521-A Shelton Road
Route # 2
Travelers Rest, S. C. 29690

DOCUMENTARY TAX STAMP \$28.00
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ MARCH 1977
P.B. 12311
\$14.30

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this **31** day of **MARCH**, 19 **77**.
SIGNED, sealed and delivered in the presence of:
W.W. Wilkins (SEAL) *Clifton Cecil Johnson* (SEAL)
Donald E. Baltz (SEAL) *Lynn W. Johnson* (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 **31** day of **MARCH**, 19 **77**.
W.W. Wilkins (SEAL) *Donald E. Baltz*
Notary Public for South Carolina
My commission expires: **11-23-86**

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and es-
tate, 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 **31**
day of **MARCH**, 19 **77**.
W.W. Wilkins (SEAL) *Lynn W. Johnson*
Notary Public for South Carolina
My commission expires: **11-23-86**

RECORDED this **31** day of **March**, 19 **77** at **4:47** P.M. No. **22209**

4328 (RV-2)