

(NTC)

FILED GREENVILLE CO. S.C.

1059 PAGE 426

GRANTEE'S MAILING ADDRESS: 121 Sandhurst Drive, Simpsonville, S. C. 29689
TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That Balentine Brothers Builders, Inc.

in the State aforesaid,

in consideration of the sum of exchange of real estate valued at Eight Thousand Nine Hundred and No/100 (\$8,900.00) Dollars, and assumption of mortgage,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

JAMES ALFRED KETCHEM AND MILDRED REVA KETCHEM, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the Town of Simpsonville, County of Greenville, State of South Carolina, on Sandhurst Drive, being shown and designated as Lot No. 104, on plat of Section III, Brentwood, recorded in the RMC Office for Greenville County, S. C., in Plat Book "5 D", at Page 42, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Sandhurst Drive, joint front corner of Lots Nos. 104 and 105, and running thence with the joint lines of said lots, S. 53-59 W. 148.9 feet to an iron pin; thence N. 36-17 W. 100 feet to an iron pin, joint rear corner of Lots Nos. 103 and 104; thence with the joint lines of said lots, N. 53-59 E. 149.45 feet to an iron pin on the westerly side of Sandhurst Drive; thence with the westerly side of Sandhurst Drive, S. 35-57 E. 100 feet to an iron pin, the point of BEGINNING.

The within is the identical property heretofore conveyed to the grantor by deed of Rackley, Builder-Developer, Inc., dated 13 April 1977, recorded 14 April 1977, RMC Office for Greenville County, S. C., in Deed Book 1054, at Page 616.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

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As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from the grantor to Fidelity Federal Savings and Loan Association, Greenville, S. C., said mortgage being in the original amount of \$28,700.00, dated 14 April 1977, recorded 14 April 1977, RMC Office for Greenville County, S. C., in Mortgage Book 1394, at Page 570, upon which there is a present balance due of \$28,000.00.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, 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, Successors and Assigns to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or 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 28th day of June, 1977

BALENTINE BROTHERS BUILDERS, INC. (Seal)

BY: *W. W. Balentine* (Seal)
Vice President

Signed, Sealed and Delivered in the Presence of

Barbara D. Payne (Seal)

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State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 28th day of June, A. D., 1977

Barbara D. Payne (Seal)
Notary Public for South Carolina

Barbara D. Payne (Seal)

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State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR IS 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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
09.90
RECORDED JUN 28 1977 at 1:56 P.M.

Recorded this day of 1977 at 1:56 P.M.

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