

(LTC)

GRANTEE'S MAILING ADDRESS: 2902 East North Street Extension, Greenville, S. C. 29615
TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MAIN STREET, GREENVILLE, SOUTH CAROLINA

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State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That we, James A. Ketchem and Mildred V. Ketchem,

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 subject to mortgages set forth below,

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)

BALENTINE BROTHERS BUILDERS, INC., ITS SUCCESSORS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying, and being at Taylors, Greenville County, State of South Carolina, and being more particularly described as Lot Number Thirty-Nine (39), as shown on a plat entitled "Section One (1), Subdivision for Burlington Industries, Inc., Taylors, South Carolina, made by Piedmont Engineering and Surveying, October, 1964, and recorded in the RMC Office for Greenville County in Plat Book "JJJ", at Page 10, and according to said plat the within described lot is also known as No. 4 South Street (Avenue) and fronts thereon 85.6 feet.

The within is the identical property heretofore conveyed to the grantors by deed of Burl L. Russell and Kathleen K. Russell, dated 27 August 1971, recorded 30 August 1971, RMC Office for Greenville County, S. C., in Deed Book 923, at Page 643.

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.

The grantee assumes and agrees to pay the balance due on the following mortgages: To Citizens Building & Loan, recorded 30 August 1971, RMC Office for Greenville County, S. C., in Mortgage Book 1204, at Page 545; and to Beautyguard Manufacturing Co., Inc., assigned to Carolina Investors, Inc., recorded 12 September 1975, RMC Office for Greenville County, S. C., in Mortgage Book 1348, at Page 654.

-276-77-1-40

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging 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, Executors and Administrators 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 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, 19 77

Signed, Sealed and Delivered in the Presence of

Barbara D. Payne

James A. Ketchem (Seal)
Mildred V. Ketchem (Seal)

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., 19 77

Notary Public for South Carolina

DOCUMENTARY STAMP TAX \$18.00

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) 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 and released.

GIVEN under my hand and seal this 28th day of June, A. D., 19 77

Notary Public for South Carolina

Mildred V. Ketchem

Cancelled documentary stamps attached: S. C. U. S. Recorded this JUN 28 1977 at 1:57 P.M.

SOUTH COUNTY DOCUMENTARY TAX 09.90

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