

(1tc)

GRANTEE'S MAILING ADDRESS: 205 Harness Trail, Simpsonville, S. C. 29681
TITLE TO REAL ESTATE-Prepared by SIDNEY L. JACKSON, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

1124 434

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 Twenty-Four Thousand and No/100 (\$24,000.00)-----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)

DAVIS M. SCHROEDER, JR. AND KAREN A. SCHROEDER, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the southerly side of Harness Trail, being shown and designated as Lot No. 9, on plat of Heritage Lakes, recorded in the RMC Office for Greenville County, S. C., in Plat Book "6 H", at Page 16, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Harness Trail, joint front corner of Lots Nos. 9 and 10, and running thence with the southerly side of said Trail, N. 52-17-39 E. 118 feet to an iron pin, joint front corner of Lots Nos. 8 and 9; thence with the joint lines of said lots, S. 37-42-21 E. 277.01 feet to an iron pin, joint rear corner of said lots; thence S. 73-32-12 W. 126.60 feet to an iron pin, joint rear corner of Lots Nos. 9 and 10; thence with the joint lines of said lots, N. 37-42-21 W. 231.14 feet to an iron pin, the point of BEGINNING.

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 within is a portion of that property heretofore conveyed to the grantor by deed of Comfortable Mortgages, Inc., recorded 21 December 1978, RMC Office for Greenville County, S. C., in Deed Book 1094, at Page 170.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from grantor to United Federal Savings and Loan Association, original amount of \$46,400.00, recorded 1 April 1980, RMC Office for Greenville County, S. C., in Mortgage Book 1499, at Page 551, upon which there is a present balance due in the amount of \$34,000.00.

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 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 22nd day of April, 19 80

BALENTINE BROTHERS BUILDERS, INC. (Seal)

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

STATE OF SOUTH CAROLINA (Seal)

DOCUMENTARY (Seal)

TAX STAMP \$48.00

(16)-206-539.4-1-9

Signed, Sealed and Delivered in the Presence of
Barbara D. Payne

State of South Carolina
COUNTY OF GREENVILLE

by its duly authorized officer, 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 22nd day of April, A. D., 19 80

Barbara D. Payne (Seal)

Barbara D. Payne

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 and released.

GIVEN under my hand and seal this _____ day of _____, A. D., 19 _____ (Seal)

Notary Public for South Carolina

GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX \$26.40

Cancelled documentary stamps attached: S. C. \$ _____ : U. S. \$ _____
Recorded this APR 22 1980 day of _____, 19 _____, at 10:54 A. M., No. 31101

GCTO --- 1 APR 22 80 1511

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