

1149-119

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PH '81

KNOW ALL MEN BY THESE PRESENTS, that **BALENTINE BROTHERS BUILDERS, INC.**  
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of TWELVE THOUSAND and No/100ths DOLLARS and the Assumption of the Mortgage Indebtedness recited hereinbelow-----~~XENDAYS~~ the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **EDWARD R. SCHAUER and PATRICIA M. SCHAUER, Their Heirs and Assigns Forever:**

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Northerly side of Crowdale Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 155, on plat of Gray Fox Run, Section 2, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at Page 58, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northerly side of Crowdale Court, said pin being the joint front corner of Lots Nos. 154 and 155, and running thence with the common line of said lots N. 2-36 E. 205 feet to a point in the center of Cane Creek; thence with the center of Cain Creek as the line, the traverse line being N. 31-54 E. 109.76 feet to an iron pin; thence continuing with Cain Creek as the line, the traverse line being S. 44-20 E. 56.50 feet to an iron pin at the joint rear corner of Lots Nos. 155 and 158; thence S. 2-36 W. 262.10 feet to an iron pin on the Northerly side of Crowdale Court; thence with the Northerly side of Crowdale Court N. 87-24 W. 95 feet to an iron pin, point of beginning.

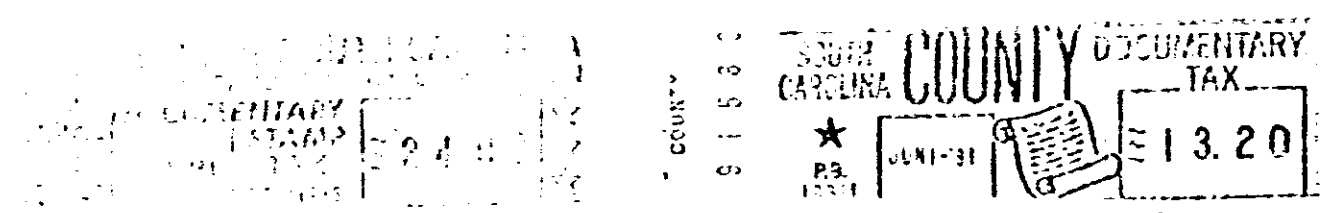
11(276) 538-15-1-24

This is a portion of the property conveyed to the Grantor herein by deed of Threatt Enterprises, Inc. dated June 14, 1979 and recorded in the RMC Office for Greenville County, South Carolina on June 20, 1979 in Deed Book 1105 at Page 176.

This property is subject to a 25 foot sanitary sewer easement across the rear lot line as well as any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Grantees to pay 1981 Greenville County Property Taxes.

As part of the consideration for this conveyance, the Grantees herein assume and agree to pay that certain Note and Mortgage heretofore executed unto American Federal Savings and Loan Association, dated January 7, 1981, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1529 at Page 417, and having a principal balance of \$57,900.00



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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 1st day of June 1981.

SIGNED, sealed and delivered in the presence of:  
**BALENTINE BROTHERS BUILDERS, INC. (SEAL)**  
A Corporation  
By: [Signature] President  
[Signature] Secretary

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its 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 1st day of June 19 81.  
[Signature] (SEAL)

Notary Public for South Carolina.  
My commission expires: [Date]

RECORDED JUN 1 1981 of 19 at 4:39 P. M., No. 32310

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