

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

FILED
GR... CO. S.C.
BOOK 1856 PAGE 494
OCT 8 10 02 AM '81

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Grantee's address: 521-A Shelton Road, Route # 2
Travelers Rest, S.C. 29690
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, Toy V. Smith, Mattie J. Smith & Kathy J. Evans

in consideration of TWENTY-FIVE THOUSAND THREE HUNDRED (\$25,300.00) and assumption of mortgage Dollars,

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, his heirs and assigns:

All that certain parcel or lot of land situate on the north side of Bessie Avenue, near Pleasant Grove Baptist Church, about one mile southward from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being Lot No. 58 of Woodland Heights, property of I. M. Wood Estate, according to survey and plat thereof by H. S. Brockman, RLS dated October 28, 1955, and recorded in plat book GG page 151, RMC Office, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Bessie Avenue, joint front corner of Lots Nos. 58 & 59, and running thence along the north side of said Avenue N. 45-18 E. 100 feet to iron pin corner of Lot No. 57; thence along common line of said lot 57, N. 38-40 W. 191.3 feet to iron pin; thence S. 39-08 W. 101.1 feet to iron pin corner of lot 59; thence along the line of Lot 59, S. 38-50 E. 182 feet to the beginning corner.

This is the same lot conveyed to grantors by Marvin F. Holcombe, Jr. and Joan P. Holcombe by deed dated March 12, 1979 recorded March 13, 1979 in deed vol. 1098 page 251 of the RMC Office for Greenville County, S. C., and is conveyed subject to any restrictions, reservations, zoning ordinances, rights of way or easements that may appear of record, on the recorded plat or on the premises. 11(288)532-4-20

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage held by Family Federal Savings & Loan Association in the original amount of \$35,000 dated 3/12/79 recorded 3/13/79 in mortgage vol. 1459 at page 678 of the RMC Office for Greenville County, S. C. on which there is a balance due of \$ 33,997.71.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
OCT-8-81
PR.11218
51.00

GREENVILLE COUNTY
37046
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
OCT-8-81
28.05

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(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 person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 1st day of OCTOBER, 19 81.
SIGNED, sealed and delivered in the presence of:
Toy V. Smith (SEAL)
Mattie J. Smith (SEAL)
Kathy L. Evans (SEAL)
Denobia C. Hall

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 1st day of OCTOBER, 19 81
Notary Public for South Carolina
My commission expires: 9-25-90
Denobia C. Hall

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) 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, 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 1st day of October, 19 81
Notary Public for South Carolina
My commission expires: 9-25-90
Mattie J. Smith

RECORDED this OCT 8 1981 at 10:02 A. M. No. 5559

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