

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, DONALD E. BALTZ

in consideration of Twenty six Thousand One Hundred ninety two & 57/100 Dollars,
and assumption of mortgagethe receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto JOHN COX, JR. and EVA BOYKIN, their 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 for Greenville County, and having according to said plat the following metes
and bounds, to-wit:

11(286) 532-4-20

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 property conveyed to grantor by Toy V. Smith, Mattie J. Smith &
Kathy J. Evans by deed dated 10/1/81 recorded 10/8/81 in deed book 1156 page 494 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.

AS A PART OF THE CONSIDERATION for this conveyance, the grantees herein assume and
agree to pay that certain mortgage given by grantor to Family Federal Savings & Loan
Association in the amount of \$33,997.71 dated 10/1/81 recorded Oct. 8, 1981 in mortgage
vol. 1554 page 773 of the RMC Office for Greenville County, S. C., on which there is a
balance due of \$33,747.43.

Grantees' address:
117 Bessie Avenue
Greer, S. C. 29651

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining, 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 28 day of JUNE, 19 82

SIGNED, sealed and delivered in the presence of:

Susan M. Thompson
Denobia C. Hall

Donald E. Baltz
Donald E. Baltz

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
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PROBATE

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 28 day of June, 19 82

Denobia C. Hall (SEAL)
Notary Public for South Carolina
My commission expires: 10-10-89

Susan M. Thompson
Susan M. Thompson

STATE OF SOUTH CAROLINA }
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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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-
tate, 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 28 day of June, 19 82

Denobia C. Hall (SEAL)
Notary Public for South Carolina
My commission expires: 10-10-89

Ethel Chloe Baltz
Ethel Chloe Baltz

RECORDED the JUN 28 1982 of 19 at 4:35 P. M. No. 29189