

310 Neely-Fairy Road, Mauldin, SC 29662

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1223 PAGE 644

KNOW ALL MEN BY THESE PRESENTS, that Donald E. Baltz

OCT 8 3 19 PM '84

DONALD E. BALTZ

in consideration of Ten Dollars (\$10.00) plus assumption of mortgage as noted below 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 Foundation, its successors and assigns:

ALL that lot of land in the City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot 20 as shown on plat recorded in Book 5-D, Page 24 of the RMC Office for Greenville County, South Carolina, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Brooks Road, corner of Lot 20 and Section One of Brookside; thence with joint line N 18-27 W 222.3 feet to an iron pin corner of Lot 26; thence N 71-07 E 95.5 feet to an iron pin joint rear corner of Lots 20 and 21; thence with the joint line of said Lots S 30-58 E 163.3 feet to an iron pin on the northwest side of Brooks Road; thence with the northwest side of said road S 45-37 W 145.5 feet to the point of beginning.

This property is conveyed subject to all restrictions, zoning ordinances, easements of record or on the ground affecting said property.

DERIVATION: This being the same property conveyed to Grantor herein by deed of George L. Thomason et al, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 934, Page 565, on January 26, 1972.

As part of the consideration paid herefor, Grantee agrees to assume and pay that certain note and mortgage given to Fidelity Federal Savings and Loan Association (now American Federal Bank, F.S.B.) as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1461, Page 5, on March 28, 1979, said mortgage having a present balance of \$48,535.68.

15-799-M6.1-1-68

together with all and singular the rights, members, benefits 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 grantee(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 whatsoever 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, 1984

SIGNED, sealed and delivered in the presence of

Donald E. Baltz (SEAL)
(Donald E. Baltz)

B. Mary L. Crippin (SEAL)
Janet H. Jan (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that 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 he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 1st day of October, 1984

Janet H. Jan (SEAL) B. Mary L. Crippin

My commission expires 10/14/86

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the within named 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 (they) does (do) freely, voluntarily, and without any compulsion, dread or fear of any person whatsoever, release, quit, and forever relinquish unto the grantor(s) and the grantor(s)'s heirs or successors and assigns, all her (their) interest and estate, and all her (their) right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 1st day of 19

Notary Public for South Carolina (SEAL)

My commission expires 10/11

RECORDED this day of OCT 8 1984 at 3:19 P/ M. No.