

TITLE TO REAL ESTATE-Prepared by HINSON, TRAXLER & H

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY



FEB 1 4 19 55 Know All Men by These Presents:

That I, Charles S. Willingham, in the State aforesaid, in consideration of the sum of Eight Hundred Fifteen & No/100- DOLLARS, and assumption of mortgage described below: 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

Donald Baltz, his heirs and assigns:

All that piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 29, according to Plat of Development known as North Garden, Plat of which is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "EE", page 63, and having, according to said plat, the following metes and bounds, to wit:-

BEGINNING at an iron pin on the Northeasterly side of North Garden Circle, joint front corner Lots 29 and 30, and running thence N. 80-48 W. 159.3 feet to an iron pin, joint rear corner lots 29 and 30; thence N. 10-10 W. 74.96 feet to an iron pin, joint rear corner Lots 28 and 29; thence S. 80-48 E. 158.2 feet to an iron pin on the Northeasterly side of North Garden Circle; thence, along the Northeasterly side of North Garden Circle S. 9-12 E. 75 feet to an iron pin, the point of beginning.

This property is conveyed subject to existing easements, rights-of-way and building restrictions.

This is a portion of the property conveyed to the Grantor by deed recorded in Deeds Vol. 502, page 39, R. M. C. Office for Greenville County, S. C.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given by the grantor to Wilkins-Norwood and Company on which there is a balance due of \$1,035; said mortgage being recorded in Mortgages Volume 599, page 528.

Grantee to pay the 1955 taxes.

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 his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs 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 and seal this 28th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-five

Signed, Sealed and Delivered in the Presence of

Juanita Cleland

Edward Ryan Hamer

Charles S. Willingham (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina, Greenville County

Personally appeared before me Juanita Cleland

and made oath that she saw the within named grantor(s) Charles S. Willingham sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 28th day of January A. D. 19 55

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Juanita Cleland

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Carmella T. Willingham wife of the within named Charles S. Willingham did this day appear before me, and 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 Donald Baltz, his Heirs and Assigns, all her interest and estate, and also all 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 28th day of January A. D. 19 55

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Carmella T. Willingham

Cancelled documentary stamps attached: S. C. \$ 1st day of February 19 55 at 4:19 P. M., No. 2845

280-1-40