

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

JAN 30 3 55 PM 1961

Know All Men by These Presents:

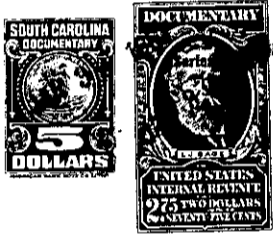
That I, Donald E. Baltz

in consideration of the sum of Twenty-five Hundred (\$2500.00) in the State aforesaid, DOLLARS,

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 Theodore A. Richards, and Laura S. Richards,

All that piece, parcel or lot of land situate, lying and being in Greenville County, state of South Carolina, known and designated as Lot No. 15 on plat of Section 2 Sunset Heights subdivision, made by Dalton & Neves, Engineers, April 1960, and shown on recent plat made by Dalton & Neves, Engrs., December 1960 recorded in plat book UU page 167 of the RMC Office for Greenville County, said lot having a frontage of 100.2 feet on the north side of Vesper Circle, a depth of 255.9 feet on the west side, a depth of 251.5 feet on the east side, and a rear width of 100 feet.

This is a portion of the property conveyed to grantor by Alvin C. White by deed recorded February 20, 1960 in deed volume 645 page 8 of the RMC Office for Greenville County, and is conveyed subject to restrictions applicable to said subdivision recorded in deed book 666 page 71.



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 their 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 30 day of January in the year of our Lord One Thousand Nine Hundred and sixty-one.

Donald E. Baltz (Seal)

Signed, Sealed and Delivered in the Presence of [Signatures]

(Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me Genobia Cox

and made oath that she saw the within named grantor(s) Donald E. Baltz sign, seal and as his act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 30 day of January, A. D. 19 61

W. W. Wilkins (Seal) Notary Public for South Carolina

Genobia Cox (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Genobia Cox Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ethel Chloe Baltz wife of the within named Donald E. Baltz 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 Theodore A. Richards and Laura S. Richards, their 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 30 day of January, A. D. 19 61

Genobia Cox (Seal) Notary Public for South Carolina

Ethel Chloe Baltz (Seal)

118.1-1-AE