

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1120 PAGE 816

FILED
FEB 18 PM '80
SHERSLEY

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

in consideration of TWENTY THOUSAND (\$20,000.00) ----- Dollars,
and assumption of mortgage

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto ASHOK THAKUR and WANDANA THAKUR, their heirs and assigns:

All that lot of land in the city of Mauldin, county of Greenville, state of South Carolina, known and designated as Lot No. 99 as shown on plat of Phase Two, BROOKSIDE, Section Four, recorded in the RMC Office for Greenville County in plat book 7-C page 31.

This is one of the lots conveyed to grantor by Donald E. Baltz by deed dated June 1, 1979 recorded July 10, 1979 in deed vol. 1106 page 429 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 held by First Federal Savings and Loan Association in the original amount of \$56,000.00 dated July 9, 1979 recorded July 10, 1979 in vol. 1472 page 936 of the RMC Office for Greenville County, S. C. on which there is a balance due of \$56,000.00.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
SEAL

GREENVILLE COUNTY
3162
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ FEB 20 1980
PB 12311
22.00

Grantees' address: 105 Ashleybrook Court, Mauldin, SC 29662

-15-799-MG.2-1-370

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

WITNESS the grantor's(s) hand(s) and seal(s) this 12 day of FEBRUARY, 19 80

SIGNED, sealed and delivered in the presence of: DONALD E. BALTZ, INC. (SEAL)
BY: Donald E. Baltz (SEAL)
president (SEAL)
Penobia C. Hall (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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) 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 12 day of FEBRUARY 19 80

Notary Public for South Carolina
My commission expires: 1/11/82
Penobia C. Hall (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTOR, A CORPORATION
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

day of 19

(SEAL)

Notary Public for South Carolina.
My commission expires

RECORDED this 20 day of Feb 1980 at 2:18 P.M. No. 25119

0.816

4328 RV-2