

TITLE TO REAL ESTATE - Foster & Richardson, Attorneys at Law, Greenville, S. C.

ADDRESS OF GRANTEE: BOX 1135 PAGE 26
P. O. Box 2123
Greenville, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 7 2 48 PM '80
DONN...
R.M.C.
ANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that I, Robert Paul Foster,

in consideration of One Thousand Five Hundred and No/100 ----- (\$1,500.00) -- Dollars
and assumption of mortgage set out 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 Paul J. Foster, Jr., his heirs and assigns:

Unit No. 2, Balfer Court Condominiums, Horizontal Property Regime, situate on Balfer Court, in the County of Greenville, State of South Carolina, as more particularly described in Master Deed and Declaration of Condominium, dated July 31, 1979, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1108 at page 812 on August 7, 1979.

This conveyance is made subject to the reservations, restrictions and limitations on use of the above described premises and all covenants and obligations set forth in the aforesaid Master Deed and Declaration of Condominium, with all amendments thereto, and as set forth in the By-Laws of Balfer Court Association, Inc., attached thereto as amended and as the same may hereafter from time to time be amended; all of said reservations, agreements, obligations, conditions and provisions are incorporated in the within deed by reference and constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents and as provided by law, all of which are hereby accepted by the Grantee herein and his heirs, administrators, executors and assigns.

(12) - 271 - P14.2 - 1 - 2

This is the same property conveyed to the grantor herein by deed of C. R. Maxwell dated August 30, 1979, and recorded in the RMC Office for Greenville County on August 30, 1979, in Deed Book 1110 at Page 477.

As part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of First Federal Savings & Loan Association in the original amount of \$28,450.00 dated August 30, 1979, and recorded August 30, 1979, in Mortgage Book 1478 at Page 840, and having current principal balance of \$ 27,857.00.

together with all and singular the rights, members, hereditaments 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 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 assigns against the grantor(s) and the grantor'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 1st day of September 1980.
SIGNED, sealed and delivered in the presence of
Robert Paul Foster (SEAL)

Elaine D. Staten (SEAL)
Francis R. Leithe (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 1st day of September 1980

Francis R. Leithe (SEAL)
Elaine D. Staten
Notary Public for South Carolina
My commission expires: 11/23/80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER GRANTOR UNMARRIED
COUNTY OF }
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, and all and singular the premises within mentioned and released.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
OCT 7 1980
\$ 03.00
GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
OCT-7-80
\$ 01.65
RECORDED OCT 7 1980 at 2:48 P.M.
4328 RV-2