

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, William P. Ballenger, Jr., in the State aforesaid. in consideration of the sum of One - - - - - DOLLARS. and assumption of the mortgage debt hereinbelow set forth 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 Curtis Tanner, his heirs and assigns, forever.

All that lot of land with the buildings and improvements thereon, situate on the south side of Lowndes Hill Road in the City of Greenville, in Greenville County, S. C., being shown as the eastern one-half of Lot No. 95 on Plat 3 of property of Overbrook Land Co. and Woodville Investment Co., made by R. E. Dalton, Engineer, January 1924, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "F", Page 218, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Lowndes Hill Road at joint front corner of Lots Nos. 95 and 96 and running thence along the line of Lot No. 96, S. 13-16 W. 100.4 feet to an iron pin; thence N. 75-54 W. 62.5 feet to an iron pin in the center of the rear line of Lot No. 95; thence through the center of Lot No. 95, N. 13-16 E. 99.3 feet to an iron pin on the south side of Lowndes Hill Road in the center of the front line of Lot No. 95; thence along the south side of Lowndes Hill Road, S. 76-44 E. 62.5 feet to the beginning corner.

The above described property is the same conveyed to the grantor herein by deed of Curtis Tanner, dated June 26, 1952, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 458, Page 196.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay the balance due on that mortgage given by William P. Ballenger, Jr. to C. Douglas Wilson & Co. in the original amount of \$7,200.00, dated June 27, 1952 and recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 533, Page 311.

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 July in the year of our Lord One Thousand Nine Hundred and fifty-two.

Signed, Sealed and Delivered in the Presence of

Delia H. McGowan
Patrick C. Fant

William P. Ballenger, Jr. (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Delia H. McGowan

and made oath that s he saw the within named grantor(s) William P. Ballenger, Jr. sign, seal and as his act and deed deliver the within written, sgd. and that s he, with Patrick C. Fant witnessed the execution thereof.

GIVEN to before me this 28th day of July, A. D. 19 52
Patrick C. Fant (Seal)
Notary Public for South Carolina

Delia H. McGowan

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Doris B. Ballenger wife of the within named William P. Ballenger, Jr. 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 Curtis Tanner, 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 July, A. D. 19 52
Patrick C. Fant (Seal)
Notary Public for South Carolina

Doris B. Ballenger

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 30th day of July 19 52, at 2:40 P. M., No. 16793

196-1-5