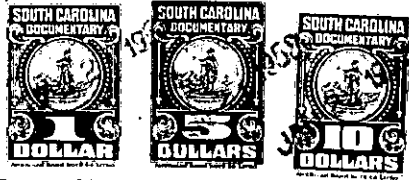


STATE OF SOUTH CAROLINA JAN 21 3 32 PM 1953

GREENVILLE COUNTY

OLLIE FARNSWORTH

R.M.C. Know All Men by These Presents:



That Rodney D. Steele and Ruth R. Steele in the State aforesaid, in consideration of the sum of Eight Thousand and No/100, (\$8,000.00) 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 E. G. Ballentine and Grace D. Ballentine, their heirs and assigns,

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, a short distance North of the City of Greenville near the Southeast corner of the intersection of Buist Avenue and Rutherford Road, being shown and designated as a part of Lots Nos. 5, 6, 7, 8, 9 and 10 on Plat of property of Oakhurst prepared by Dalton & Neves, Engineers, in October 1936, recorded in Plat Book "J", at Page 261, R.M.C. Office for Greenville County, and having, according to said plat and according to a survey thereof by Pickell and Pickell, Engineers, on April 25, 1947, the following metes and bounds, to-wit:

BEGINNING, at an iron pin on the South side of Buist Avenue, which iron pin is 54 feet East of the Southeast corner of the intersection of Buist Avenue and Rutherford Road, and running with Buist Avenue, S.65-16 E. 65 feet to an iron pin; thence with line of Lot No. 11, S.30-49 W. 149 feet to an iron pin; thence N.65-07 W. 61.4 feet to an iron pin; thence N.29-28 E. 148.8 feet to the beginning corner.

This is the same property as conveyed to the Grantors herein by deed of T. R. Hairston and Lois P. Hairston by deed dated April 30, 1947, and recorded in the R.M.C. Office for Greenville County; South Carolina, in deed book 311, at Page 189.

This conveyance is subject to the following restrictions: No residence shall be erected on said property within less than 30 feet from the sidewalk property line nor costs less than \$2,000.00, nor be sold or conveyed to persons of African descent.

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)' 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)' Heirs and Assigns against the grantor(s) and the grantor(s)' Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)' hand and seal this 17th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-Three.

Signed, Sealed and Delivered in the Presence of

John H. Lamb
Sam E. Talbert

Rodney D. Steele (Seal)
Ruth R. Steele (Seal)



State of South Carolina, Greenville County

Personally appeared before me John H. Lamb

and made oath that he saw the within named grantor(s) Rodney D. Steele and Ruth R. Steele written deed, and that he, with Sam Talbert sign, seal and as their act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 15th day of January, A. D. 1953.

Margaret Lamb (Seal)
Notary Public for South Carolina

John H. Lamb

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Margaret Lamb Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruth R. Steele wife of the within named Rodney D. Steele 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 E. G. and Grace D. Ballentine, 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 15th day of January, A. D. 1953.

Margaret Lamb (Seal)
Notary Public for South Carolina

Mrs. Ruth R. Steele

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 21st day of January, 1953, at 3:32 P.M., No. #1555

177-12-1

