

TITLE TO REAL ESTATE

WALTON, SPAN & FORDWELL CO., CHARLESTON, S. C. 29413

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That J. P. Ballenger of the County of Greenville

In the State aforesaid, in consideration of the sum of ten DOLLARS, and other valuable considerations

to U. J. Giles in hand paid at and before the sealing of these presents by U. J. Giles

(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

U. J. Giles, his heirs and assigns, All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, for the town and City of Greenville, and having the following metes and bounds, to wit: Beginning at a corner pin on the North side of the street 134 feet from the corner, and running thence with said street 570 1/2 feet, more or less, thence with a pin in corner of lot conveyed by the Deed to P. and M. Hall, thence with Hall's line North east 49 feet to a vent at tick, thence North east with Hall's line 75 1/2 feet to a stake at tick line, thence with tick's line Northwest 28 feet, more or less, to an iron pin, thence Southwest to mark at tick, thence South 49 feet to the beginning corner, and the street.

The Grantor agrees to assume and pay the balance due on a mortgage given by the Grantor to Carolina Loan and Trust Company, and will appear from the record in B.M.C. Office for Greenville County in Vol. 115 at page 293, said balance not exceeding eight hundred fifty dollars.

Also all that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Greenville Township, just outside the City of Greenville, on the National Highway (or Greene Avenue Extension), and known as follows: a plat of lands of lands of H. D. Jackson, made by W. M. Thomas on Sept. 11, 1922, and being more fully described in deed of Alice B. Russell to J. P. Ballenger which is recorded in B.M.C. Office for Greenville County in Vol. 115 at page 293.

The Grantor herein agrees to assume and pay a mortgage in favor of the Mechanics Building and Loan Association covering the lot he has described, said mortgage being recorded in B.M.C. Office for Greenville County.

The above described land is the same conveyed to me by Sallie Belle American and Alice B. Russell on the 31st day of March, 1928, deed recorded in office of Register of Meigs Conveyance for Greenville County, in Book 126-125, Page 101-293. 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 said U. J. Giles, his

heirs and assigns, forever.

AND I do hereby bind my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said U. J. Giles, his heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 31st day of August in the year of our Lord one thousand nine hundred and twenty-eight and in the one hundred fifty-third year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of Trasler Ballenger J. P. Ballenger (L. S.) Fannie C. Scott (L. S.) (L. S.) (L. S.) (L. S.)

U. S. Stamps Cancelled, \$ and Cents
S. C. Stamps Cancelled, \$ 3 and 00 Cents

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Trasler Ballenger and made oath that he saw the within named J. P. Ballenger sign, seal, and as his act and deed, deliver the within written Deed; and that U. J. Giles with Fannie C. Scott witnessed the execution thereof. NOTARY PUBLIC SWORN to before me, this 31st day of August, A. D. 1928. Fannie C. Scott (L. S.) Notary Public for S. C. Trasler Ballenger

STATE OF SOUTH CAROLINA, County of Greenville. RENUNCIATION OF DOWER I, Fannie C. Scott, Notary Public for S. C. do hereby certify unto all whom it may concern, that Mrs. Carrie A. Ballenger wife of the within named J. P. Ballenger 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 the within named U. J. Giles, 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 31st day of August, A. D. 1928. Fannie C. Scott (L. S.) Notary Public for S. C. Carrie A. Ballenger Sept. 5, 1928, at 9:45 o'clock a. m.

END OF Doc