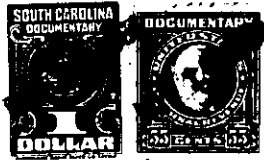


NOV 10 10 39 AM 1961



OLLIE FARR Know All Men by These Presents:

That we, Woodrow Ledford and Pauline B. Ledford, of Greenville County,

in consideration of the sum of Five Hundred and No/100 (\$500.00) in the State aforesaid, and the assumption of mortgage set out below 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 grantees, Earl Joe Ballard and Evelyn Cox Ballard, their heirs and assigns forever:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 473, Section 2, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina", made by Dalton & Neves, Engineers, Greenville, S. C., February, 1959, and recorded in the Office of the R. M. C. for Greenville County in Plat Book QQ at page (s) 56 to 59. According to said plat the within described lot is also known as No. 40 Dorsey Blvd. and fronts thereon 63 feet; being the same conveyed to us by Abney Mills by deed dated May 12, 1959 and recorded in the R. M. C. office for Greenville County in Deed.Vol. 627, at page 289.

The grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed on June 10, 1959 by the grantors in the original sum of \$ 3,825.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the R. M. C. office for Greenville County in Mortgage Book 792, at page 325, on which there is a balance due of \$ 3,176.33 as of this date.

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(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 s and seal s this 8th day of November in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of

Mary S. Martin
Joseph H. Earle, Jr.

Woodrow Ledford (Seal)
Pauline B. Ledford (Seal)

State of South Carolina, }
Greenville County }

PROBATE

Personally appeared before me Mary S. Martin

and made oath that s he saw the within named grantor(s) Woodrow Ledford and Pauline B. Ledford sign, seal and as their act and deed deliver the within written deed, and that s he, with Joseph H. Earle, Jr. witnessed the execution thereof.

Sworn to before me this 8th day of November, A. D. 19 61
Notary Public for South Carolina

Mary S. Martin

State of South Carolina, }
Greenville County }

RENUNCIATION OF DOWER

I, Joseph H. Earle, Jr., Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Pauline B. Ledford wife of the within named Woodrow Ledford 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 Earl Joe Ballard and Evelyn Cox Ballard, 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 8th day of November, A. D. 19 61
Notary Public for South Carolina

Pauline B. Ledford

Recorded this 10th day of November 19 61, at 10:39 A.M., M., No. #12166

118-5-15