

GRANTEE'S MAILING ADDRESS: 2902 East North Street Extension, Greenville, S. C. 29615  
TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE, S. C.

That we, Cora E. Howell, Fannie H. Howell, and David V. Howell,

in consideration of the sum of Two Hundred Seventy-Five Thousand and No/100 (\$275,000.00) DOLLARS, in the State aforesaid,

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 grantee(s) **BALENTINE BROTHERS BUILDERS, INC., ITS SUCCESSORS AND ASSIGNS, FOREVER:**

All that piece, parcel, or tract of land in the County of Greenville, State of South Carolina, containing 58.3 acres (less that tract of 3.015 acres hereinafter reserved by the grantors), said 58.3 acres being shown as Tract No. 7 on plat entitled "Property of Vivian Howell", prepared by C. O. Riddle, RLS, August, 1955, recorded in the RMC Office for Greenville County, S. C., in Plat Book "BB", at Page 107, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in road at common corner of Tracts 6 and 7 in the south boundary of Tract No. 3, and running thence with road, S. 14-37 E. 263 feet to point; running thence and crossing an iron pin at 24.5 feet, S. 65-56 E. 848.5 feet to a branch; running thence with the meanders of branch, on the following traverse lines: S. 47-03 W. 75.5 feet, S. 31-51 W. 119 feet, S. 50-05 W. 147 feet, S. 15-52 W. 94.7 feet, S. 52-25 W. 207 feet, S. 19-43 W. 173.7 feet, S. 33-21 W. 148.9 feet, S. 41-53 W. 144 feet; thence on a line, S. 24-26 W. 490.6 feet to a point in Brushy Creek; thence with Brushy Creek as the line along the following traverse courses and distances: N. 39-58 W. 98.8 feet, N. 72-11 W. 86 feet, S. 71-09 W. 313.5 feet, and N. 85-45 W. 298.2 feet to an iron pin in mouth of a branch; running thence N. 35-30 W. 448 feet to a sweet gum; thence N. 9-42 W. 740 feet to a poplar; thence N. 21-05 W. 568.7 feet to a point at southwesterly corner of Tract No. 5; thence with Tracts Nos. 5, 4, and 3, N. 78-59 E. 1366.3 feet to the point of BEGINNING.

LESS, HOWEVER, a tract containing 3.015 acres being reserved and retained by the grantors, and being shown as "Survey of Lots 79 through 83 and 93 through 95, Northwood Subdivision Preliminary", prepared by Piedmont Engineers, Architects & Planners, on November 25, 1980, and having the following metes and bounds, to wit:

(Continued on reverse side)

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 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, 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, or Successors 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 2nd day of December, 19 80

Signed, Sealed and Delivered in the Presence of

*[Signature]*  
*[Signature]*

*Cora E. Howell* (Seal)  
*Fannie H. Howell* (Seal)  
*David V. Howell* (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 2nd day of December, A. D., 19 80

*[Signature]* (Seal)

*[Signature]*

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 2nd day of December, A. D., 19 80

*[Signature]* (Seal)

*Reba W. Howell*

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

(CONTINUED ON NEXT PAGE)

RECORDS

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