

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTEES ADDRESS: #605 Ridgewood Dr.
Greer, S.C., 29651

FILED
S.C.

BOOK 1163 PAGE 374

KNOW ALL MEN BY THESE PRESENTS, that
same as HUBERT BALLENGER,

B. H. BALLENGER, same as B. HUBERT BALLENGER,
SLEY

Book 41 Page 447

in consideration of ONE DOLLAR and Other Valuable Consideration

XXXX
Dollar

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto
K. MICHAEL SMITH

ALL that lot of land in the State of South Carolina, County of Greenville,
near the City of Greer, containing 8.18 acres, more or less, in accordance
with a plat entitled, "Survey for K. Michael Smith", prepared by Wolfe &
Huskey, Engineers, dated January 26, 1982, revised February 11, 1982,
a copy of which is attached hereto. The aforesaid plat is recorded in
Plat Book 8-Y at page 20.

THIS property is conveyed subject to the rights-of-way of Taylor Road, a
sewerline right-of-way, and riparian rights of other owners with regard to
Frohawk creek, all of which is shown on the aforesaid plat.

THIS is a portion of a 32.75 acre tract conveyed to the Grantor and the late
Palmer M. Ballenger, by deed of T. O. Ballenger and Mamie A. Ballenger, re-
corded on April 10, 1940 in Deed Book 220 at page 239. The said Plamer M.
Ballenger died intestate on August 27, 1962 and her 1/2 interest in such tract
was inherited by the Grantor as her only heir as appears by reference to Apart-
ment 802, File 10 in the Office of Probate Court in Greenville County. Refer-
ence is also made to a deed recorded in Deed Book 43, page 92 wherein the sub-
ject tract was conveyed to J. H. Ballenger, the Grantor's father. The said
J. H. Ballenger died intestate on Dec. 25, 1932 survived by the aforesaid
Palmer M. Ballenger and the Grantor as will appear by reference to Apartment
295, File 20 in the Office of Probate Court for Greenville County.

On a 1916 plat of the property recorded in Plat Book 00 at page 361, the pub-
lic road now known as Taylor Road is shown as running from west to east to a
point in the approximate center of Tract #3 and then turning and running
approximately due south. Approximately 50 years ago, the road was extended
in an easterly direction as is shown on the more recent plat referred to here-
in and the portion of such original road running in a southerly direction was
abandoned and has not been used or improved since such time.

10(289) 537.5-2-22.1
OUT OF 537.5-2-22

OVER

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and
assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators
to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 22nd day of February, 1982

SIGNED, sealed and delivered in the presence of:

W. Allen Reese
W. Allen Reese

x *B. H. Ballenger* (SEAL)
B. H. Ballenger, same as
x *B. Hubert Ballenger* (SEAL)
B. Hubert Ballenger, same as
x *Hubert Ballenger* (SEAL)
Hubert Ballenger (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named
grantor(s) sign, seal and as the grantor(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 22nd day of February 1982

W. Allen Reese (SEAL)
Notary Public for South Carolina

W. Allen Reese

My commission expires 1-21-91

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ MAR-4 82 27.50

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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) respectively, 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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and es-
tate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 22nd
day of February 1982

W. Allen Reese
Notary Public for South Carolina

x *Allen H. Ballenger*

My commission expires 1-21-91

RECORDED this _____ day of _____
(CONTINUED ON NEXT PAGE)

0374

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