WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C.   6145

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That......Colonia Company......

a corporation chartered under the laws of the State of........South Carolina........and having its principal place of business at
........Greenville........in the State of........South Carolina........for and in consideration of
the sum of........Six Hundred Fifty........DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee........ hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto........

E. S. Ballenger, his heirs and assigns.

All of that lot of land situate in Sans Souci, on the West side of Franklin Road, near the city of Greenville, in said county and State, being lot No. 236 of the Colonia Company lands, as shown by plat recorded in Plat Book J pages 4 and 5 and more particulary described as follows:

Beginning at the corner of lot No. 235 on said road and runs thence with the line of that lot N. 57.02 W. 200 feet, thence with the line of lot No. 404 N. 32.58 E. 65 feet; thence along the line of lot No. 237 S. 57.02 E. 200 feet to Franklin Road; thence along said Road, S. 32.58 W. 65 feet to the beginning corner, subject to the Condition that no dwelling house shall be erected on said lot that costs less than three thousand dollars to build.

Also all of that other lot situate in the same locality and shown on the above referred to Plat as lot No. 404 fronting Berkeley Avenue and more particularly described as follows:

Beginning at the corner of lot 403 on the East side of Berkeley Avenue and runs thence with the line of that lot in a Southeastern direction 317.5 feet to joint corner of lots Nos. 403, 404, 236 and 237; thence along the line of lot No. 236 S. 32.58 W. 65 feet to corner of lot 405; thence along the line of that lot 292.6 feet to Berkeley Avenue; thence along said Avenue N. 11.58 E. 69.6 feet to the beginning corner.