

H.K. Townes

DEED TO

W.H. Ballentine

State of South Carolina,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, H.K. Townes of the County of Greenville

in the State aforesaid

in consideration of the sum of

Ten Dollars and other valuable considerations

DOLLARS,

to me in hand paid

at and before the sealing of these presents by W.H. Ballentine

(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 W.H. Ballentine, All that lot of land in Ward Five, City of Greenville, State and County aforesaid, on the West side of Birnie Street, North side of Leach Street, and East side of Gower Street: Beginning at the corner of Birnie and Leach Streets, and running thence with Birnie Street North 59-30 West two hundred fifty-one (251) feet to a pin on William Hoesh's line; thence with Hoesh's line South 30-30 West four hundred thirty-five (435) feet eight (8) inches to Gower Street; thence South 59-30 East two hundred fifty-two (252) feet to corner of Gower and Leach Streets; thence with Leach Street North 30-30 East four hundred thirty-five (435) feet eight (8) inches to the beginning corner, on Leach and Birnie Streets; this conveyance includes a proposed street of thirty-four (34) feet, running from Birnie Street to Gower Street, next to the Hoesh line, but there is no obligation on the part of the grantee to open said Street; a plat of this land is recorded in Plat Book C, page 115, R.M.C. Office for said Greenville County, which plat was made by W.D. Neves at the instance of the grantor, excepted from this conveyance, however, is lot No. 1, owned by McAuley, Lot No. 3, owned by Whittaker, Lot No. 4, now or formerly owned by Costner, Lot No. 6, formerly owned by Davidson, and Lot No. 7, owned by Burbage, which said lots are shown on said plat; this conveyance includes all the remaining said lots shown on said plat, and the said proposed street, being a part of the land conveyed to me by F.A. Lawton, deed dated September 1st, 1909, recorded in R.M.C. said Greenville County in Vol. 4, page 714, and also a part of the land conveyed to P.S. Butler and to me by F.A. Lawton by deed dated August 23rd, 1909, recorded in said R.M.C. office in Vol. 4, page 715, said P.S. Butler having subsequently conveyed his interest therein to me, his deed being recorded in Vol. 17, page 132; it is understood and agreed that what is known as the Spring Lot included in this area is not warranted unto the grantee herein, being a small lot of land enclosing the Spring on a corner of said property; this deed is a quit claim deed as to said small portion; said Spring Lot is supposed to be twenty-five (25) feet square at the Northwest corner of said lot on Gower Street.

As a part of the consideration for this deed the grantee, W.H. Ballentine, assumes and agrees to pay a note and mortgage of H.K. Townes to the Piedmont Savings & Investment Company, executed October 22nd, 1914, recorded in Vol. 38, page 243, R.M.C. office for said Greenville County, for three thousand (\$3,000.00) dollars, but the same having been paid down to Two thousand (\$2,000.00) dollars, and the rate of interest having been reduced from eight per cent. semi-annually, to seven per cent. semi-annually, so that his said obligation is to pay unto the Piedmont Savings & Trust Company the said sum of Two thousand (\$2,000.00) Dollars, with interest at seven per cent. semi-annually.