

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, W. H. Balentine, Jr.

in the State aforesaid in consideration of the sum of Ten thousand seven hundred fifty no/100, Dollars and the assumption of the mortgage hereinbelow set forth to me paid by William T. St. Clair

in the State aforesaid, 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 William T. St. Clair all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

in ward six of the City of Greenville, at the southeast corner of the intersection of Cleveland Street and Belmont Avenue, having the following metes and bounds:

Beginning at an iron pin at the southeast corner of the intersection of Cleveland Street and Belmont Avenue and running thence along the line of Cleveland Street N. 88-33 E. 116.7 feet to iron pin; thence still with Cleveland Street N. 84-41 E. 62 feet to iron pin, corner lot formerly belonging to H. T. Cook; thence along line of that lot S. 3-25 W. 186 feet to iron pin; thence N. 85-26 W. 178 feet, more or less, to iron pin on the east side of Belmont Avenue; thence along the east side of Belmont Avenue; thence along the east side of Belmont Avenue N. 3-33 E. 163 feet, more or less, to beginning.

The grantee herein assumes and agrees to pay the balance due on the mortgage covering the above described property executed by the grantor herein to The Peoples National Bank as Trustee for Bernice Endel, upon which there is a balance due of \$6,750, said mortgage recorded in mortgage book 327, page 206.

Grantee herein assumes all taxes for the year 1946.

The above described land is the same conveyed to me by Lois Boone Stanley on the 20th day of July 1942, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 246 Page 103.

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 premises before mentioned unto the said William T. St. Clair, his heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said William T. St. Clair, his heirs and assigns, against myself and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 19th day of January in the year of our Lord one thousand nine hundred and forty-six.

Signed, sealed and Delivered in the Presence of W. H. Balentine, Jr. (SEAL) John L. Williams (SEAL) Edwin McT. Meares (SEAL)

S. C. Stamps Cancelled, \$ 22 and 00 Cents. U. S. Stamps Cancelled, \$ 12 and 10 Cents.

STATE OF SOUTH CAROLINA, Greenville County.

PROBATE

PERSONALLY appeared before me John L. Williams W. H. Balentine, Jr.

and made oath that he saw the within named his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he with Edwin McT. Meares, witnessed the execution thereof.

SWORN to before me, this 19th day of January 1946 Edwin McT. Meares (L. S.) Notary Public, S. C. Jno. L. Williams

STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER.

I, Edwin McT. Meares, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Ruth W. Ballantine the wife of the within named W. H. Balentine, Jr. 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 the within named William T. St. Clair, his heirs and assigns, all her 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 19th day of January Anno Domini, 1946 Edwin McT. Meares (L. S.) Notary Public, S. C. Ruth W. Balentine

Recorded January 21st 1946 at 5:30 o'clock P. M. BY: E.G.